

TOWN OF SANDISFIELD

Commonwealth of Massachusetts

TO: ~~THE ZONING BOARD OF APPEALS~~
Select Board 10/28/2001 mk

CASE NO. _____
DATE: _____
(board use only)

I/We, the undersigned, hereby:

check one Make application to the Board for a SPECIAL PERMIT under Section _____ of the Zoning Bylaws of the town of Sandisfield for the purpose(s) described below. (Attach a copy of all plans for any proposed construction involved.)

Petition the Board to vary the terms of Section _____ of the Zoning Bylaws of the town of Sandisfield so as to allow: (Describe in detail below the nature of the variance sought and attached plot plan and any construction plans involved.)

Appeal to the Board, under Section 7.21 of the Zoning Bylaws of the town of Sandisfield, for relief from the decision of _____, a copy of which is attached hereto.

PREMISES AFFECTED:

Address/Location 88 South Main St

Assesors's Map and Lot No: 415.0.14

Record title stands in the name of: Tasim Klenja

Whose address is: 189 Dibble St Torrington CT 06790
Street City/Town Zip

by a deed duly registered in the South District, Berkshire County Registry of Deeds in Book 970 Page 329 or Registry of District Land Court, Cert. # _____ Book _____ Page _____.

Describe IN DETAIL below and on the reverse side hereof the nature of the Special Permit, Variance, or Relief requested by this application.

Adult Use Marijuana Establishment

Lined area for notes or additional information.

APPLICANT:

Signature: Cheryl Shea

Name(Print): Cheryl Shea

Address: 1500 General Knox Rd

City/State/Zip: Russell MA 01071

Telephone: 413 535 6603

Signature of property owner, if other than applicant:

Do not write below this line.

Certification of Town Clerk:

This is to certify that the foregoing application/petition/appeal was filed with office on Oct 28 2021 at 11:34 AM

Date

Time

Mary N. Kronin

SIGNATURE AND SEAL OF THE TOWN CLERK

This checklist was developed by the MA Department of Conservation and Recreation, Division of Water Supply Protection as an informal guide to assist local agencies (with information current as of October, 2007). This checklist, however, should not be construed or relied upon as legal advice; local agencies need to consult with town counsel to obtain any legal advice and to confirm the accuracy and suitability of use of this checklist by that local agency.

SPECIAL PERMIT CHECKLIST

Applicant: Cheryl Shea

Application No. _____

	Action	Who	Date(s)	Notes
APPLICATION	1. Application Filed with City/Town Clerk (date/time certified by clerk)	A, C	10/28/21 11:34 Am	
	2. Application Filed with SPGA (forthwith, must have date/time certification from clerk)	A		
	3. Copies Sent to Other Boards (recommendations due back in 35 days after receipt by reviewing board)	B		
PUBLIC HEARING	4. Hearing Date Set (must be within 65 days of filing with clerk in #1)	B		
	5. Hearing Date Extensions (written agreements must be filed with clerk)	A, B, C		
	6. First Notice of Hearing Published (at least 14 days prior to hearing)	B		
	7. Hearing Notice is Posted (at least 14 days prior to hearing)	B or C		
	8. Hearing Notice is Mailed (see c. 40A, § 11 for recipients)	B		
	9. Second Notice of Hearing Published (week following 1st notice in #6)	B		
	10. Hearing is Opened	B		
	11. Hearing Extensions (written extension agreements must be filed with clerk)	A, B, C		
	12. Hearing is Closed (starts 90-day clock on decision and final action in #13 & 15)	B		
	13. Decision (must be made within 90 days of close of hearing in #12)	B		
	14. Decision Date Extensions (written agreements must be filed with clerk)	A, B, C		
	DECISION	15. Final Action! (written decision and detailed record of proceedings filed with clerk within 14 days of decision, and no longer than 90 days from close of hearing in #12)	B, C	
16. Written Decision is Mailed (forth-with, see c. 40A, § 9 for recipients)		B		
17. Appeals (must be within 20 days after written decision filed with clerk in #15)		A, O, C		
18. Certification by Clerk (after 20 days has elapsed since #15 with or w/out an appeal)		C		
19. Recordation (certified written must be recorded at registry)		A, B, or C		
20. Substantial Use or Construction (must be started within 2 years or permit lapses)		A, Z		

A = Applicant
O = Other party

B = Special Permit Granting Authority
Z = Zoning Officer

C = City/Town Clerk

Application for Special Permit to Operate a Marijuana Retail Establishment

Berkshire Mountain Cannabis, LLC

(BMC)

Application of Intent

Sandisfield, MA

2021

Table of Contents

- I. BREIF DESCRIPTION OF PROPOSER**
- II. LOCATION**
- III. MANAGEMENT AND OPERATIONS PROFILE DRAFT**
- IV. SECURITY PLAN**
- V. PERFORMANCE PROFILE**
- VI. CONSTRUCTION BUDGET**

- Type of Marijuana Establishment Proposed

Berkshire Mountain Cannabis, LLC is applying to operate a retail marijuana establishment.

- Name and Contact Information for the Proposer

Business Legal Name:	Berkshire Mountain Cannabis, LLC
Tax Identification Number:	TBP
Phone Number:	413-530-6658
Email:	Brian@brianshealaw.com
Business Address:	1500 General Knox Road, Russell, MA
Mailing Address:	1500 General Knox Road, Russell, MA
Primary Contact:	Brian Shea
Phone:	413-530-6658

I: BRIEF DESCRIPTION OF PROPOSER

Berkshire Mountain Cannabis, LLC is a Massachusetts limited liability company organized under the laws of the Commonwealth of Massachusetts which can be verified through the Secretary of State's office. Berkshire Mountain Cannabis, LLC is a Massachusetts limited liability company that is in good standing with the Secretary of State's office.

First Name: Cheryl

Last Name: Shea

Role: Owner

Phone Number: 413-535-6603

Email: Shea45@gmail.com

Gender: Female

Address: 1500 General Knox Road, Russell MA 01071

First Name: John

Last Name: Boulais

Role: Owner

Phone Number: 413-329-8774

Email: john.boulais@aol.com

Gender: Male

Address 86 South Main St, Sandisfield MA 01255

First Name: Albert

Last Name: Babadzhanov

Role: Owner/Manager/Operator

Phone Number: 917-601-9986

Email: khaikany@gmail.com

Gender: Male

Address 9841 64th Rd, Apartment 4E, Rego Park, NY 11374

Berkshire Mountain Cannabis, LLC
1500 General Knox Road
Russell, MA 01071

Dear Sandisfield Residents:

We would like to formally introduce ourselves. We are Berkshire Mountain Cannabis, LLC the group will purchase the former Villa Mia Restaurant located at 88 South Main Street, Sandisfield. We are looking forward to repurposing this existing building. Our rehabilitation will enhance tax revenue for the town.

Berkshire Mountain Cannabis, LLC is owned by those local to Massachusetts. It has a diverse knowledge base. Our intention is to open the first retail dispensary in Sandisfield.

It is our intent to develop a partnership with the Town of Sandisfield. We will have a primary focus to hire as many local residents for our operation. We further intend on investing hundreds of thousands of dollars to improve local infrastructure, contribute to the tax basis and provide a revenue enhancement to the town. Berkshire Mountain Cannabis, LLC fully intends on becoming a major part of the town's fabric, by investing in the people and the neighborhoods we serve. Our plan to rehabilitate Villa Mia alone will cost upwards of Seven Hundred Thousand and NO/100 (\$700,000.00) Dollars, including the cost of acquisition.

None of this happens without your support and backing. We are 100% open to conversations and transparency while welcoming your feedback. We know this industry is controversial and you may have mixed feelings and lots of questions and concerns. The point that we are trying to make with this letter is that now that cannabis legalization is has happened, we are very responsible and reliable group for you to consider.

Sincerely

Cheryl Shea

John Boulais

Albert Babadzhanov

II. LOCATION

The location for the proposed retail marijuana establishment is known as 88 South Main Street, Sandisfield, MA. The property is currently owned by Tasim Klenja via a deed dated May 8, 1996 and recorded in the Berkshire County South Registry of Deeds in Book 970, Page 329. The property is under agreement to be purchased by BMC soon after the approval of this special permit. Berkshire Mountain Cannabis, LLC will use the property as a Marijuana Retail Establishment.

Size and Description of Proposed Site

The location is known as the Villa Mia Restaurant. Being built or rebuilt in 1996, the building has a beautiful brick façade. The lot size of the property is approximately 1.049 acres. The building contains approximately 2,200 square feet.

Pedestrian and Vehicular Traffic Safety Plan

Pursuant to the proposed plan, Berkshire Mountain Cannabis, LLC contemplates that vehicle traffic will not increase as a result of its proposed use. The existing parcel has ample parking with sufficient space to maintain more than 30 off street parking spots.

Regarding pedestrian traffic, the 88 South Main Street property will contain an internal waiting area, with crowd control items, such as stanchions, to ensure that not overcrowded by customers. It is not anticipated that the location will generate any significant pedestrian foot traffic. It is unlikely that patrons will reach the location on foot. Nevertheless, pedestrian traffic can pass and re-pass over the property without any enhancements to the existing site. Additionally, Berkshire Mountain Cannabis, LLC intends to implement a line-queue plan to ensure that the movement of pedestrian and vehicular traffic along the public right of ways will not be unreasonably obstructed. This plan will help prevent any possible overcrowding by limited wait times, thereby, reducing waiting lines.

Detailed Zoning Analysis

BERKSHIRE MOUNTAIN CANNIBAS, LLC proposed use and location satisfy the Zoning Ordinance of the Town of Sandisfield relative the Marijuana Retail Establishment. We have reviewed and conducted a thorough zoning investigation including review of the proposed Zoning Ordinance, Town of Sandisfield (“Zoning Ordinance”). Our assessment reveals that the town is proposing regulations for the potential cannabis industry in Sandisfield. While the zoning is under review, BMC assures the town that it will comply with any and all final regulations as adopted.

The contemplated property (“Premises”) is located at **88 South Main Street, Sandisfield, Massachusetts.**

We plan to operate as a **Marijuana Retail Establishment**, more particularly, Storefront Retailer,

is a marijuana retailer that provides a retail location accessible to consumers 21 years of age or older.

The Premises is an existing building previously known as the Villa Mia. We plan to extensively renovate the building as needed. The Premises is not located within five hundred (500) feet of a pre-existing public or private school providing education in kindergarten or any of grades one (1) through twelve (12).

Other Requirements

- There will be no smoking, eating, consumption, or ingestion of marijuana within and/or on the Premises. We will not commence operation or apply for a building permit prior to receipt of all required permits and approvals. As a Marijuana Retailer, between the hours of 9:00 pm and 8:00 am, we will not be open to the public; there will not be any sale or distribution of marijuana occurring upon the premise or via delivery from the premise. The gross floor area open to the public will be approximately 1,200 square feet, not including counter space. All aspects of the use relative to the acquisition, possession, processing, sales, distribution, dispensing, or administration of marijuana, products containing marijuana, related supplies, or educational materials will take place at a fixed location within a fully enclosed building and will not be visible from the exterior of the business. We will not be operating from a movable, mobile, or transitory location. There will be a sign displayed on the exterior of the buildings entrance in plain sight of the public stating that "Access to this facility is limited to individuals 21 years or older." in text and no less than two (2) inches in height. Marijuana plants, products, and paraphernalia will not be visible from outside the building. There will be no outside storage on the Premises. There will be proper ventilation to ensure that no pesticides, insecticides or other chemicals and/or products used in the processing are dispersed into the outside atmosphere and that no odor from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior.

Reporting Requirements.

As a Special Permit holder for an Adult Use Marijuana Establishment, we will provide the Police Department, Fire Department, Board of Health, Building Commissioner, Zoning Administrator and the Board of Selectman with the names, phone numbers and email addresses of all management staff and key holders, including two (2) operators or managers of the facility identified as contact persons to whom one can provide notice if there are operating problems associated with the establishment. Contact information will be updated as needed to keep it current and accurate.

We plan to notify the local Building Commissioner, Board of Health, Police Department, Fire Department and City Council a minimum of thirty (30) days prior to any change in ownership and/or management of that facility. Following the discovery of a violation or potential violation of any law or any criminal or potential criminal activities or attempts of

violation of any law, the previously mentioned authorities will be notified immediately or as soon as practicable possible, but no later than twenty-four (24) hours.

We will file an annual report to the Building Commissioner and Zoning Administrator no later than January 31st of each year, providing a copy of all current applicable state licenses for the facility and/or its owners and demonstrate continued compliance with the conditions of the Special Permit.

The owner/manager will respond by phone or email within twenty-four (24) hours of contact by a city official concerning their Adult Use Marijuana Establishment at the phone number or email address provided by the City.

Berkshire Mountain Cannabis, LLC is ready, willing, and able to commence the Special Permitting process upon selection and Host Community Agreement execution. Therefore, Berkshire Mountain Cannabis, LL proposed use and site location are compliant with the Zoning Ordinance.

III. Operations Profile

1. Detailed information regarding its business registration with the Commonwealth, including the legal name, a copy of the articles of organization and bylaws:
 - b. Legal Name: Berkshire Mountain Cannabis, LLC
 - i. Intended trade name: Berkshire Mountain Cannabis
 - c. Articles of Organization
 - i. On file with secretary of state office
 - d. Operating Agreement
 - i. On file with secretary of state office
2. A certificate of Good Standing from the Corporations Division from the Secretary of the Commonwealth
 - a. To be attached to final Cannabis Control Commission Application submission when timely
3. A certificate of good standing or tax compliance from the DOR
 - a. To be attached to final Cannabis Control Commission Application submission when timely
4. A proposed timeline for achieving operation of the Marijuana Establishment and evidence that the Marijuana Establishment will be ready to operate within the proposed timeline after notification by the Commission that the applicant qualifies for licensure
 - a. The Applicant expects the Town of Sandisfield special permit/licensure process to take between three months. During that time, the Applicant will be drafting a final Cannabis Control Commission application, interviewing employment candidates, vetting suppliers, and assembling all materials (except for controlled substances) necessary for operation.
 - b. Once Town approvals are secured, the Applicant shall submit all four application packets to the Cannabis Control Commission immediately, and await provisional licensure (2-4 months)
 - c. The Applicant shall submit an architectural review, and shall await approval of the plans prior to conducting buildout per Cannabis Control Commission regulation (1-2 months)
 - d. The Applicant shall conduct the buildout and build to the approved plans, then file for final inspection (2-3 months).
 - e. The Applicant will use the time while waiting for Final Inspection to review product suppliers and enter into a supply contract for tested, METRC approved product to be delivered on receipt of a Sales Ready approval from the Cannabis

Control Commission (2 weeks)

- f. The Applicant will be ready to operate upon notification of the Cannabis Control Commission of Sales-Ready status
 - g. Please refer to Exhibit for evidence of financial ability to conduct operations according to the above timeline
5. A description of the Marijuana Establishment's plan to obtain a liability insurance policy or otherwise meet the demands of 935 CMR 500.105(10)
- a. The Applicant will contract with a cannabis business friendly underwriter, to obtain insurance coverage in excess of all mandatory limits.
6. A detailed summary of operating policies and procedures for the Marijuana Establishment which shall include, but not be limited to provisions for:
- a. Security
 - i. A copy of the Security and Emergency Plan is included in the following section. (IV)
 - b. Prevention of Diversion
 - i. All employees shall conduct regular training in both the Responsible Vendor Program for ID verification training and transactional restriction training to ensure compliance with state law.
 - ii. Employees will also be trained in METRC seed-to-sale tracking, the Cannabis Control Commission's mandatory database to track the custody and location of cannabis materials at any point of their life cycle.
 - iii. However, the most important means to prevent diversion is to control access to the facility to ensure that no individuals under age 21 or who are otherwise unfit to purchase cannabis for adult use are permitted within the facility.
 - 1. The facility shall use stringent access control methods, including video doorbells, airlock/mantrap entries, customer databases, multiple in-person ID verifications, and internal divisions to ensure that there is no direct access to product unless under the control of an employee.
 - iv. Access control methods to be used are keycards, hard keys, and a key management system. Only designated individuals will possess hard keys and vault keys
 - v. All cannabis will be stored in a vault unless ready for sale. All cannabis for sale must be secured in a showcase, and must be under the supervision of a sales agent until the final transaction.

-
- vi. All transactions must be logged into the METRC seed-to-sale tracking system, and only METRC registered product may be sold.
 - vii. The inventory manager will ensure that all incoming product is logged into METRC, that all transactions have been successfully counted, and that all product is secure.
 - 1. Inventory will be taken by no less than two agents at the beginning and end of every shift.
- c. Storage of Marijuana
- i. All cannabis products shall be delivered to the Facility in Cannabis Control Commission compliant, child resistant, airtight and opaque packages, ready for sale as-is.
 - ii. All cannabis packages delivered shall be stored in the vault after inventory has been completed.
 - iii. The vault shall have internal and external cameras, a steel door and frame, interior storage racks and/or cages, and a secure quarantine and secure waste disposal area.
 - 1. The vault will be accessed by both keycard and hard key, and the General Manager shall possess the hard key.
 - iv. The vault will be temperature and humidity controlled
 - v. Cannabis ready for sale will be stored in locking showcases. All cannabis will be returned to the vault at the end of each day and inventoried.
 - vi. Any cannabis not in the vault or a showcase will be deemed waste product and be sent for destruction off-site.
 - vii. All cannabis must be logged into METRC and the storage area must be mandated
 - viii. The inventory manager will conduct supervised inventory checks to ensure all product is stored in the proper location.
- d. Transportation of Marijuana, if applicable to license type
- i. The applicant will be operating a retail-only establishment without delivery or providing third-party transportation. The applicant will rely on licensed wholesale vendors or licensed third-party transporters to deliver product and remove waste materials.
- e. Inventory procedures
- i. All cannabis must be logged into METRC seed-to-sale tracking. Any incorrectly or unlogged product shall be collected for destruction, and an incident report shall be filled out. All inventory will be taken by at least two people.
 - ii. All product coming into the facility will have a METRC ID number and

-
- unique serial code from the wholesaler. Any product without this information will be rejected and returned.
- iii. Any wholesale product delivered and accepted shall be deposited into the inventory control room for preliminary inspection and entry into METRC by the inventory manager and supervised by another employee.
 - iv. Once product has been logged into METRC the inventory manager will supervise it being checked into the vault
 - v. All retail transactions will record the amount and time of sale along with the METRC ID number of the product sold.
 - vi. The inventory manager will determine an appropriate amount and variety of cannabis to stock each sales associate's showcase.
 - vii. The inventory manager will release product from the vault to sales associates as needed to replenish their showcases.
 - viii. The inventory manager shall conduct audits at the beginning and end of each shift
 - 1. Any discrepancies shall be reported immediately to the General Manager and the Security Chief. If the discrepancy persists, the Inventory Manager will alert Public Safety and file an incident report, while the General Manager and Security Chief will preserve all evidence.
 - ix. At least monthly, an outside compliance consultant shall audit the inventory records and present their findings to the Manager.
- f. Procedures for quality control and testing of product for potential contaminants, if applicable to license type.
- i. The applicant will only purchase finished cannabis that has passed all State testing regimens.
 - ii. The applicant shall maintain all cannabis product in a clean, neat environment with controlled temperature and humidity in the vault and showcases.
 - iii. The applicant will only purchase cannabis packed in Cannabis Control Commission compliant, child resistant, airtight and opaque packages, ready for sale as-is
 - iv. Any damaged product will be rejected at delivery, or disposed of in the waste area.
- g. Personnel Procedures
- i. As many employees as possible shall be recruited from Sandisfield and from other areas of disproportionate impact. All equal opportunity workplace provisions shall be strictly enforced.
 - 1. An adequate number of employees shall be on duty at all times for

-
- safe operations during the business hours.
- ii. Prior to their first day on duty, all employment applicants shall undergo a background check and be given a written job description of their duties
 - iii. The applicant shall keep a record of all background check and Cannabis Control Commission Agent Badge information for each employee
 - 1. This shall also include documentation of verification of references, the job description or employment contract, and any other onboarding materials
 - iv. All employees must undergo a Responsible Vendor Training Program course prior to interaction with the public.
 - 1. The applicant will maintain documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters.
 - 2. The applicant will also maintain a record of the mandated 8-hour related duty training.
 - v. All employees shall be given an annual performance review
 - 1. All available positions shall be sought to be filled internally by existing candidates
 - vi. Any disciplinary actions will be recorded and kept in the employee's file.
 - 1. There will be a zero-tolerance policy for diversion, unsafe behavior, working under the influence of intoxicants, and for any conduct outside of the Employee Handbook and Training Materials.
 - h. Dispensing procedures
 - i. No one under age 21 will be allowed on site. Age will be verified at time of entry, and any underage persons or other unfit purchasers will be denied
 - ii. After an individual is identified and deemed fit for purchase, they will be admitted to a waiting area separate from the retail floor
 - 1. The client will have access to educational materials and product brochures to assist their decision making
 - iii. Once a sales associate is free, they will greet the client at the waiting room door and will bring them to the sales counter.
 - iv. Prior to any further interaction the sales associate will re-verify the client's identification and assess them for any signs of intoxication or other conditions that may make them unfit for purchase
 - v. The sales associate will discuss the product menu with the client and inform them of any pertinent details to their selection

-
- vi. The sales associate will collect the selected items and package them in an exit bag
 - vii. The sales associate will log the proposed transaction into the METRC seed-to-sales tracking system
 - viii. Once the sale has been logged, the sales associate will collect the payment and enter it into the POS station
 - ix. The client will be given a sealed exit bag with their product, a client education packet, strain information, and any other relevant information
 - x. The sales associate will escort the client to the airlock exit, and ensure they have left the facility safely.
 - xi. The sales associate will clear their area, record any necessary information, request additional inventory, if needed, and prepare for the next transaction.
- i. Record-keeping procedures
 - i. The COO shall be responsible for collecting and maintaining all records of the Marijuana Establishment
 - ii. They will ensure that the records of a Marijuana Establishment will be available for inspection by the Commission or a City agent, upon request.
 - iii. The records of a Marijuana Establishment shall be maintained in accordance with generally accepted accounting principles.
 - iv. Written records that are required and are subject to inspection include, but are not necessarily limited to, all records required in any section of 935 CMR 500.000, in addition to the following:
 - 1. Written operating procedures as required by 935 CMR 500.105(1);
 - 2. Inventory records as required by 935 CMR 500.105(8);
 - 3. Seed-to-sale tracking records for all marijuana products as required by 935 CMR 500.105(8)(e);
 - 4. All financial records
 - 5. All personnel records
 - 6. Waste disposal records as required under 935 CMR 500.105(12)
 - v. All records shall be maintained for no less than two years from their creation and shall be stored in a readily accessible location
 - vi. If the Marijuana Establishment should close, all records will be kept for at least two years at the expense of the Marijuana Establishment and in a form and location acceptable to the Commission and the City.
 - j. Maintenance of financial records
 - i. The CFO shall be responsible for collecting and maintaining all financial records, which shall include manual or computerized records of:

-
1. Assets and liabilities;
 2. Monetary transactions;
 3. Books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers;
 4. Sales records including the quantity, form, and cost of marijuana products; and
 5. Salary and wages paid to each employee, stipend paid to each board member, and any executive compensation, bonus, benefit, or item of value paid to any individual affiliated with a Marijuana Establishment, including members of the nonprofit corporation, if any
- ii. All documents shall be kept for no less than two years, and both hard copies and electronic copies shall be kept for all material documents
 - iii. No less than annually, an independent auditor shall examine all materials and review all company books to ensure compliance.
- k. Diversity plans to promote equity among minorities, women, veterans, people with disabilities, and people of all gender identities and sexual orientation, in the operation of the Marijuana Establishment
- i. Please refer to Response VI(a)(i) and Response VI(a)(ii) of the Response to Bid 19-116 Phase 1 Request for Qualifications/ Request for Proposals for a proposed marijuana establishment in the City of Holyoke, Massachusetts
- l. Proposed plan for obtaining marijuana products from a licensed Marijuana Establishment
- i. All products sold in the facility must be logged into the METRC seed-to-sale tracking system. No outside cannabis will be allowed.
 - ii. The applicant will secure letters of intent to supply product from the top-producing cannabis cultivators and processors in the Commonwealth
 1. The applicant seeks a 50/50 mix of cannabis flower and cannabis MIPS, and will enter into a variety of supply contracts to ensure this ratio is met.
 2. The applicant will seek to negotiate long-term supply deals, to ensure a stable and sustainable flow of product into the facility
 - a. The inventory manager will determine the quantity needed from each vendor and on each delivery to ensure only the required amount for a given period is present.

-
- iii. The applicant will seek to feature cannabis produced in Holyoke, especially that produced by micro-licencees or equity applicants.
7. A detailed description of the qualifications and intended trainings for marijuana establishment agents who will be employees
- a. All employees must undergo a Cannabis Control Commission background check prior to hiring. Employees must pass that check and be over age 21 to be considered for employment.
 - i. Employees who live in the neighborhood, who reside in other areas of disproportionate impact, or who are economic opportunity or social equity applicants or related to one will be given hiring preference within the bounds of any applicable employment law.
 - b. There are no built-in qualifications for hiring so long as the individual is compliance-oriented, serious in their duties and obligations, and willing to work hard to promote the cannabis industry.
 - i. Employees with related business experience, experience in a controlled-sales environment, experience in a documentation-heavy industry, and with experience in customer service will be sought, but not exclusively.
 - c. Employees will undergo the Responsible Vendor Training Program once per year, and prior to their first day on duty. Employees will also undergo no less than 8 hours of Related Duty on-the-job training.
 - i. The applicant will have various industry experts come to the facility for supplemental training, including:
 1. Compliance specialist training
 2. POS station training
 3. METRC training
 4. Product knowledge training
 5. Ongoing regulatory or industry updates.

IV. SECURITY PLAN

Berkshire Mountain Cannabis, LLC. Security Plan

Overview of Facility Security

The facility security at the Berkshire Mountain Cannabis, LLC as a Retail Marijuana Establishment facility (“facility”) at 88 South Main Street, Sandisfield, Massachusetts incorporates physical security elements, electronic security systems, manned security, and procedures to provide a comprehensive integrated secure environment that will deter and prevent unauthorized entrance into areas containing marijuana and theft of marijuana at the Marijuana Establishment. These security measures have been designed to protect the premises, Agents of Berkshire Mountain Cannabis, LLC and the public.

The security plans and systems have been designed and installed to be compliant with all the requirements of 935 CMR 500.000 et. seq. with particular attention to 935 CMR 500.110.

The security plans and systems will ensure Berkshire Mountain Cannabis, LLC:

1. Allows only Marijuana Establishment Agents, persons authorized by 935 CMR 500.105(14), and, subject to the requirements of 935 CMR 500.110(4)(e), outside vendors, contractors, and visitors, access to the facility;
2. Positively identifies individuals seeking access to the premises of the Marijuana Establishment or to whom or marijuana products are being transported pursuant to 935 CMR 500.105(14) to limit access solely to individuals 21 years of age or older;
3. Prevents loitering and ensures that only individuals engaging in activity expressly or by necessary implication permitted by these regulations and its enabling statute are allowed to remain on the premises;
4. Has established limited access areas pursuant to 935 CMR 500.110(4), which shall be accessible only to specifically authorized personnel limited to include only the minimum number of employees essential for efficient operation;
5. Stores all finished marijuana products in a secure, locked safe or vault in such a manner as to prevent diversion, theft and loss;
6. Keep all safes, vaults, and any other equipment or areas used for processing, or storage of marijuana and MIPs securely locked and protected from entry, except for the actual time required to remove or replace marijuana;
7. Keeps all locks and security equipment in good working order;
8. Prohibit keys from being left in the locks, or stored or placed in a location accessible to persons other than specifically authorized personnel;
9. Prohibits accessibility of security measures, such as combination numbers, passwords, or electronic security systems, to persons other than specifically authorized personnel;
10. Ensures that the outside perimeter of the facility is sufficiently lit to facilitate surveillance;

-
11. Ensures that all marijuana products are kept out of plain sight and are not visible from a public place without the use of binoculars, optical aids or aircraft;
 12. Has developed emergency policies and procedures for securing all product following any instance of diversion, theft, or loss of marijuana, and conduct an assessment to determine whether additional safeguards are necessary; and
 13. Has develop sufficient additional safeguards as required by the Commission for Marijuana Establishments that present special security concerns.

The facility is equipped with the following electronic security systems:

1. Closed Circuit Television System (CCTV)
2. Access Control & Monitoring System (ACMS)
3. Security Alarm System (SAS)
4. Redundant (Back up) Perimeter Security Alarm System

These electronic security systems will be designed utilizing the best practice technology that is commercially available and the best practice security features available for an operation of this nature. The systems will be flexible and scalable for future growth or additional security. The systems will be integrated such that an alarm input from a security device (e.g., door contact) will cause an automatic response by the Closed-Circuit Television System (CCTV) so that the nature of the alarm can be viewed and analyzed, and the appropriate response initiated by management. Simultaneously alarm signals will be relayed to two different central stations via redundant communications for appropriate emergency response.

The design, installation, and service of these security systems will be provided by a Licensed Commercial Security System contractor that can show verified experience in the legal marijuana industry in Massachusetts.

Each of these electronic security systems is detailed in the following sections. During the design of the facility the Security System contractor will be engaged in this process to ensure the security system components will be factored in and allowed the appropriate locations. Once the design is finalized the Security System contractor will produce a set of security drawings showing the locations of the system components. The security drawings will illustrate the location of:

1. all cameras and their field of view;
2. all alarm inputs (e.g., door contacts, motion detectors, duress/hold up devices, etc.);
3. all network video recorders and alarm control panels;
4. all access card reader locations;
5. all security workstations and network switches;

Access to rooms where surveillance monitoring recording equipment 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 surveillance room will be available to the Commission upon request. The surveillance room will remain locked and shall not be used for any other function.

Records

All facility required records, lists and logs will be retained in compliance with the Regulations. Computer log files will be retained for at least (90) ninety days. The VMS will provide a minimum of (90) ninety days of storage on-site. Video surveillance documenting a security event will be retained indefinitely.

Back Up Power

All security system components and other critical infrastructure of the facility including safety lighting, etc. will be supported by battery back-ups and a failure notification system with audio/visual alert. Security and emergency systems will remain online so that the security systems will not be compromised, even in a power outage.

Limited Access Areas

Limited Access Area – An indoor or outdoor area on the registered premises of a Marijuana Establishment where cannabis or marijuana products, or their byproducts are stored, weighed, packaged, processed, or disposed, under the control of a Marijuana Establishment, with access limited to only those marijuana establishment agents designated by the establishment.

There will be a double locked door system, called a trap or mantrap, in-between the facility's entrance and any limited access area.

Access to limited access areas will be controlled by the electronic security systems with locking devices that authorize access to credentialed users only. All outside vendors, contractors, and visitors must obtain a visitor identification badge prior to entering a limited access area and will be escorted at all times by a Berkshire Mountain Cannabis, LLC agent authorized to enter the limited access area. The visitor identification badge must be visibly displayed at all times while the visitor is in any limited access area. All visitors will be logged in and out, and that log shall be available for inspection by the Commission at all times. All visitor identification badges shall be returned to the establishment upon exit.

All limited access areas will be identified by the posting of a sign that will be a minimum of 12" x 12" that states "Do No Enter – Limited Access Area – Access Limited to Authorized Personnel Only" in lettering no smaller than one inch in height.

All limited access areas will be clearly described by the filing of a diagram of the registered premises, in the form and manner determined by the Commission, reflecting walls, partitions, counters, and all areas of entry and exit. Said diagram shall also show all propagation, vegetation, flowering, processing, production, storage and disposal areas.

Perimeter Security

The entire outside perimeter of the facility will be monitored by CCTV and will be sufficiently lit to facilitate surveillance. Trees, bushes, and other foliage outside of the facility will be removed or maintained to ensure they do not allow for a person or persons to conceal themselves from sight.

A 6' chain link fence will surround the entire facility with a secured, locked gate as the only entrance.

During hours of operation, Berkshire Mountain Cannabis, LLC's agents will randomly patrol the perimeter of the facility to provide a physical deterrent and monitor the perimeter of the facility including the parking lot.

Through camera monitoring and random patrols Berkshire Mountain Cannabis, LLC will be able to prevent individuals from loitering or remaining on the premises of the facility if they are not engaging in an activity expressly or by necessary implication permitted by the Regulations and its enabling statute are allowed to remain on the premises.

Secured Points of Entry

All entry and exit points to the facility will be controlled by the ACMS and will be monitored by CCTV. Doors that are required to be fire/emergency egresses will have audio alarms and transmit an alarm to the Security Room. All activity related to entry and exit doors and limited-access area doors will be monitored and controlled by the electronic security systems and Berkshire Mountain Cannabis, LLC security.

There will be one door that will be used as the primary means of ingress and egress for anyone entering or leaving the facility. Employees and certain contractors, vendors and other authorized visitors will be granted access to the entrance mantrap by a Berkshire Mountain Cannabis, LLC agent. Access will only be granted after the individual is confirmed to be an active employee or authorized contactor, vendor or visitor with legitimate business.

Individuals must remain in the check-in area until their identification, reason of business, verification and authorization (or lack of) is verified by management. Only after an individual has completed the check-in process are they eligible to proceed to the next level of access. Individuals not able to complete this process will not be allowed to remain and must leave the facility.

Door Hardware

All exterior doors and interior doors into restricted access or limited access areas will be protected by two (2) magnetic contacts, one connected to each security alarm system. These doors will provide a high degree of physical security and will require substantial force and/or time to compromise.

Doors leading into and exiting the Man Traps will use high security magnetic locks. Interior doors that require access control will have electrified strikes. Exterior doors that require panic hardware will be equipped with rim mounted panic bar hardware.

Lighting

Safety lighting will be properly installed throughout the interior and exterior of the building. Proper lighting technology will be utilized to ensure optimal security surveillance (e.g., no sodium vapor lights) and eliminate any interference with the CCTV system.

Private Vehicle Control

The facility parking lot will facilitate all parking for the operations of the facility. All parking areas will be monitored by video surveillance and Berkshire Mountain Cannabis, LLC staff.

Closed Circuit Television System (CCTV)

The Berkshire Mountain Cannabis, LLC CCTV system has been designed to ensure compliance with all the requirements outlined in 935 CMR 500.110 including, but not limited to:

- a. There are video cameras in all areas that may contain marijuana, at all points of entry and exit, and in all parking lots, which is appropriate for the normal lighting conditions of the area under surveillance;
- b. The cameras are directed at all safes, vaults, and areas where marijuana is cultivated, harvested, processed, prepared, stored, handled, or dispensed;
- c. The cameras are angled so as to allow for the capture of clear and certain identification of any person entering or exiting the facility or area;
- d. All cameras will record twenty-four hours a day;
- e. The VMS ensures that the camera images will be available for immediate viewing by the Commission upon request and that it is retained for at least 90 calendar days.;
- f. Recordings will not be destroyed or altered, and will be retained as long as necessary if Berkshire Mountain Cannabis, LLC is aware of a pending criminal, civil, or administrative investigation, or legal proceeding for which the recording may contain relevant information;
- g. The VMS has the ability to immediately produce a clear, color, still photo (live or recorded) with a date and time stamp embedded on all recordings. The date and time are synchronized and set correctly and shall not significantly obscure the picture;
- h. The CCTV system and the VMS have ability to remain operational during a power outage; and
- i. The VMS has the ability to produce a video recording that allows for the exporting of still images in an industry standard image format, including .jpg, .bmp, and .gif. Exported video has the ability to be archived in a proprietary format that ensures authentication of the video and guarantees that no alteration of the recorded image has taken place. Exported video also has the ability to be saved in an industry standard file format that can be played on a standard computer operating system. All recordings will be erased or destroyed prior to disposal.

1. Overview of System

The CCTV system utilized at the facility will meet or exceed the regulations. Safety and security purposes for the CCTV system include but are not limited to:

- a. Protection of individuals, including employees, contractors, and deliveries;
- b. Protection of property, marijuana product, building perimeter, entrances and exits, lobbies and corridors, receiving docks, and storage areas;
- c. Verification of alarms and electronic security systems;
- d. Video patrol of restricted areas; and
- e. Investigation of criminal activity and disciplinary activity.

The CCTV system will be comprised of a Video Management System (VMS), a dedicated Local Area Network (LAN), LAN switches, PC-based workstations, Network Video Records (NVRs), uninterruptable power supply (UPS) units, and Network IP cameras. Refer to the Security Drawings for locations of these devices.

2. Video Management System

- a. A comprehensive enterprise level Video Management System (VMS) comprised of a server-based, Network Video Recorder (NVR) that will be the backbone of the CCTV system and include the following features:
 - i. Displays a date and time stamp on all recorded video;
 - ii. Can produce a digital video disk using an installed media recording drive that provides video viewable on any Windows PC, if a player's software is required it will be on the disk;
 - iii. The ability to remain operational during a power outage;
 - iv. Allow for the exporting of still images in standard image format;
 - v. Archive of exported video to ensure authentication of video;
 - vi. Exported video shall have the ability to be saved in an industry standard format; and
 - vii. Allow recordings to be erased or destroyed prior to disposal.

The NVRs will record video signals from Network IP cameras that are connected to a dedicated LAN for the CCTV system and allow for video surveillance at the PC-based workstations throughout the facility including in the security room. The PC-based workstation will have large format wall-mounted monitors and multiple desktop monitors of at least 20 inches or greater to monitor cameras and access the VMS system. A local color high-resolution printer will be maintained and can be used to print a hard copy of any stored video camera image if necessary.

The VMS system will record at the full resolution of the Network IP cameras in high definition and will be designed to provide a minimum of 90 days of recording onsite on the NVR's. The VMS system will be integrated with the Access Control & Monitoring (ACMS) system to allow camera signals to be displayed upon alarm conditions. The VMS system will be configured to record at one frame per second 24 hours a day 7 days a week and increase to 10 frames per second when motion is sensed.

In compliance with 935 CMR 500.110(5)(d), the NVR will be located in vertical racks in the Security Closet. The Security closet will be secured by an ACMS card reader with pin pad access, magnetic door contacts, motion detectors and network IP dome cameras. The Security Closet is 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 surveillance room will be available to the Commission upon request. The door to the Security Closet will remain locked at all times and shall not be used for any other function.

4. Network IP Cameras and Camera Placement

The CCTV system will utilize fixed 3.0-megapixel or similar Network IP dome cameras with day/night and Wide Dynamic Range technology.

- a. Fixed cameras will be installed to provide a consistent recorded image of all areas and avoid any physical obstructions
- b. High definition IP cameras are used in the facility and provide useable video footage allowing true identification capabilities including high quality facial and body images
- c. Day/Night (D/N) and Wide Dynamic Range (WDR) technology will be included in camera locations that have low light levels or challenging lighting conditions in their field of views and will provide a minimum of 0.3 Lux to avoid backlighting
- d. Cameras will be angled to allow for facial recognition, the capture of clear and certain identification of any person entering or exiting the dispensary area.
- e. The inside of the facility and the entire perimeter of the facility will be under CCTV surveillance including but not limited to:
 - i. All building entrances and exits
 - ii. All parking lot areas adjacent to the dispensary to document activity.
 - iii. All areas immediately adjacent to the dispensary
 - iv. The entire inside of the facility, including all limited access areas and restricted areas where marijuana, MIPs, or marijuana by-products are cultivated, stored, weighed, packaged, processed, disposed or dispensed including safes and vault locations.

5. Access to the Video Management System

Remote connection to the VMS for the Berkshire Mountain Cannabis, LLC management team and the Sandsfield Police Department will be available 24 hours a day, 7 days a week via a Cable Modem that is connected to the internet and then connected to the NVRs. Authorized users will be able to access the VMS via (i) a Windows computer with remote client software installed, (ii) a web-browser, or (iii) a mobile smart device including tablets and smartphones with remote client software installed.

6. System Backup, Testing and Maintenance

The CCTV system, NVR and LAN switches will have battery backup to remain operational during a power outage. The Facility Manager or designee will ensure that management perform routine inspections and tests at regular intervals (at least once every week) of the CCTV and VMS systems to ensure it is in good working order at all times. Any malfunction of any component of the CCTV system will be immediately reported to the Facility Manager or designee and addressed. An archiving process will be implemented on a daily basis to ensure proper back-up and storage of video. The CCTV system and its components will be under a 24 hour a day, 7 days a week maintenance agreement with a Licensed Commercial Security System contractor that will

include monthly testing of all security systems.

Access Control & Monitoring System (ACMS)

A network-based, distributed database electronic access control and monitoring system (ACMS) will be installed at the facility to serve as the engine of the integrated electronic security systems. Safety and security purposes for the ACMS include but are not limited to:

- a. Supporting crime prevention and control objectives;
- b. Ensuring a secure locked facility for the cultivation, processing and storage of marijuana;
- c. Preventing the theft or diversion of marijuana;
- d. Preventing unauthorized access;
- e. Granting access based only on an authorized credential being presented;
- f. Monitoring and documenting all requests for access;
- g. Monitoring and alerts of alarm conditions based on alarm inputs including magnetic contacts;
- h. Reducing the use of mechanical locks and keys that can be easily duplicated;
- i. Integrating the various security systems including CCTV, SAS, etc. to allow for higher level functionality of all electronic security systems; and
- j. Aiding in the investigation of criminal and disciplinary activity.

The ACMS for the facility will be comprised of controllers, smart card readers, and smart cards that are connected to a communications server and then connected to PC-based workstations on the dedicated security LAN. Refer to the Security Drawings for locations of the security components of the ACMS.

The ACMS will be cross connected with the security alarm system (SAS) so that redundant communications with a central station that is listed by Underwriters Laboratories (UL) for alarm monitoring will take place automatically. Refer to the SAS narrative later in this security plan for further information about the SAS.

The ACMS combines point monitoring and access control with photo ID badging, network video recorder integration, alarm, and email/text message notification and threat level escalation. This is an enterprise level system with a Linux operating system. The system utilizes TCP/IP network communications to provide user interaction and real time monitoring to PC- based workstations located on the dedicated security LAN. This system integrates with the CCTV system and NVRs and allows NVR stored or live video to be accessed within the access control software. All video is transmitted across the security LAN connections. Any malfunction of any component or alarm input of the ACMS will be monitored using four (4) stage notifications that can provide an audible, text or visual notification of any failure in the system including alarm, trouble, ground, or open.

User groups will be configured within the ACMS to dictate what users will be granted access to

specific locations and at what times. Advanced access control feature such as threat escalation and Mantrap door control will be implemented as follows:

- a. Threat escalation – The ACMS will be programmed to update access control user groups and definitions real-time in the event of an alarm condition to further restrict or allow movement in the facility.
- b. Mantrap door control – At the main entrance the interior door to the limited access areas cannot be unlocked and opened until the opposite door has been closed and locked. Pass-through authorization is validated by smart card through the ACMS.

The ACMS for the facility will be listed by Underwriters Laboratories for access control (UL Standard 294) and proprietary alarm monitoring (UL Standard 1076). The ACMS will have battery backup to remain operational during a power outage. Doors and locks to restricted areas and limited access areas will be configured to remain locked and not release during a power outage unless required under fire/life safety standards. Facility Manger or designee will ensure that management perform routine inspections and tests at regular intervals (at least once every week) of the ACMS to ensure it is in good working order at all times. The ACMS and its components will be under a 24 hour a day, 7 days a week maintenance agreement that will include monthly testing of all security devices.

1. Contactless Smart Card Reader

Select interior, and all exterior pedestrian doors will have contactless smart card readers to allow authorized individuals to access these areas. Presenting a contactless smart card credential to a reader will cause the system to unlock the door if the individual is authorized at that location and at that time.

These readers are powerfully secure with multi-layered security that ensures data authenticity and privacy and provides tamper-proof protection of keys/cryptographic operations. They are rated for an operating temperature range of -31 to 150 degrees Fahrenheit and have an environmental rating of IP65 therefore they can be surface mounted inside or outside. Higher security areas will have a combination contactless smart card reader and a keypad for a level two identification and authentication requiring an individual to present a credential (what you have) and a Personal Identification Number (what you know).

2. Employee Smart Card Credentials

All agents will be issued a contactless smart card. The HID iClass smart card will be attached to a neck lanyard holder that will also include the Marijuana Establishment Agent ID card. This will be worn by all agents at all times while on site. A Marijuana Establishment Agent must keep his or her identification card visible at all times when on the property of the dispensary.

3. Visitor Management

The Visitor Management log is located in the Security Room. When a visitor or contractor arrives, management will verify that the visitor was expected and a visitor identification badge will be issued. The visitor's information, along with the time in, time out and escorting agents name will be written into the visitor log book. This log shall be available for inspection by the Commission

at all times. All visitor identification badges will be returned upon exit.

Security Alarm System (SAS)

The Berkshire Mountain Cannabis, LLC SAS has been designed to ensure compliance with all the requirements outlined in 935 CMR 500.110 including, but not limited to:

- a. A perimeter alarm on all entry and exit points and perimeter windows;
- b. A failure notification system that provides an audible, text, or visual notification of any failure in the surveillance system. The failure notification system shall provide an alert to designated employees within five minutes after the failure, either by telephone, email, or text message;
- c. A duress alarm, panic alarm, or holdup alarm connected to local public safety or law enforcement authorities;

1. Overview of System

The previous described ACMS includes an intrusion alarm system and has a robust alarm monitoring capability including point monitoring and alarm email/text message notification.

The Security Alarm System (SAS) will be connected to outputs of the ACMS system

The SAS system is comprised of an alarm system control panel, zone expanders, alarm keypads, door contacts, motion sensors, glass break sensors and panic/holdup alarms. Refer to the Security Drawings for locations of these security devices.

2. System Components and Operation

The SAS will provide coverage of all entry points and perimeter windows in the facility and all rooms with exterior walls.

Every exterior door and select interior doors will have magnetic door contacts installed to monitor the security of these doors. These contacts will be recessed mounted.

a. Request-To-Exit (REX) Sensors

Specialized motion detectors, referred to as request-to-exit (REX) devices, with targeting of detection area will be part of any door that has an access control reader and magnetic contacts. The surface mounted REX above the door will shunt the magnetic contacts for a valid egress through the door. The ACMS system will be programmed to allow a maximum period of time for a valid egress without causing a held open alarm.

b. Motion Detectors

Every room with an exterior door, every room with an exterior wall, vault and interior corridors will have motion installed to monitor the security of these areas. These motion detectors will have sensor data fusion technology which uses a sophisticated software algorithm to gather signals from five (5) sensors: two (2) pyro electric sensors, a range adaptive radar sensor, a room temperature sensor and a white light level sensor. The on-board microprocessor analyzes and compares the sensor data to make the most intelligent alarm decisions in the security industry. Detector design includes MANTIS (Multi-point Anti-mask with Integrated Spray detection)

which uses patented prism lenses and active infrared detection to provide protection against all known forms of attack. MANTIS complies with the latest worldwide regulatory standard for detecting objects covering or placed in front of the detector. MANTIS is sensitive to materials regardless of texture or color, including fabric, paper, metal, plastic, tape and spray. When MANTIS identifies a masking material, the detector sends a supervision anti-masking signal to the control panel. Cover and wall tamper switches are included in this surface mounted detector.

c. Laser Perimeter Intrusion Detection System

The interior of the greenhouses will employ a laser perimeter intrusion detection system which provides laser beam components which define the interior space of each greenhouse. The system includes a sensing subsystem which is comprised of a plurality of sensors for providing electrical outputs from the sensors, the electrical outputs being responsive to interruption of any of the laser beam components. The system has an electrical signal-processing and logic subsystem for identifying the specific portion of the perimeter controlled by any of the laser beam components when the particular component is traversed by an intruder.

d. SAS Control Panel

The SAS control panel is connected to the ACMS intrusion alarm zone programmed out so that redundant communications with a UL listed remote central station takes place automatically. The SAS will provide authorized users with the ability to receive alerts from the panel to their cell phone, mobile device and/or email address including Arm/Disarm changes and all alarms. Two-way supervised wireless subsystem provides remote communication between wireless duress/panic transmitters and the panel. In addition to the primary alarm monitoring company the Berkshire Mountain Cannabis, LLC will have a secondary SAS installed by a different security company to accomplish redundancy by utilizing a back-up alarm monitoring company that is not the same company supplying the primary system. This back-up alarm monitoring company will have all the capabilities of the primary system. When an alarm is triggered redundant signals will go out to each separate monitoring company. The primary monitoring company will notify the Sandisfield Police Department of the alarm and the back-up monitoring company will notify the Berkshire Mountain Cannabis, LLC designated manager or designee.

e. Alarm Keypad / Duress Alarm

The APPLICANT NAME facility will have an alarm keypad installed to allow authorized arming/disarming and reporting the alarms of the SAS. This LCD display alarm keypad includes easy-to-use icons menus and distinct tones. A silent duress alarm will be sent to the central station if a duress code is entered in to the alarm keypad by an individual if they are forced to disarm this system.

f. Panic / Holdup Alarm

Berkshire Mountain Cannabis, LLC will utilize wired Panic/Holdup buttons that are installed on the wall in the vault, break room, security and management offices so that they are convenient in the case of an emergency condition to allow for security personnel or

management to trigger a panic alarm. The Panic/Holdup alarm is an audible security alarm signal generated by the manual activation of the button intended to signal a life threatening or emergency situation requiring law enforcement response, or a holdup alarm, which means a silent alarm signal generated by the manual activation of the device intended to signal a robbery in progress.

3. SAS Testing and Maintenance

The SAS and all of its components have a battery backup to remain operational during a power outage.

The Facility Manager or his designee will ensure that management perform routine inspections and tests at regular intervals (at least once every week) of the SAS to ensure it is in good working order at all times. The SAS and its components will be under a 24 hour a day, 7 days a week maintenance agreement that will include monthly testing of all security devices.

Power Outage

In the event of a power outage at the facility a 12-volt battery backup system will supply power to all security systems. Within 10-25 seconds of any outage the back-up generator will engage supplying power to all security systems.

When a power interruption is detected a text and email message will be transmitted through the SAS system to the designated on-call emergency response team member. The power interruption will be investigated by the emergency response team member and they will ensure that all security systems remain operational.

For an extended power outage (over 8 hours) the executive management team will schedule Berkshire Mountain Cannabis, LLC agents to ensure generator power remains operational.

In the event of a catastrophic power failure, where the backup generator fails, the Berkshire Mountain Cannabis, LLC executive management team will schedule and maintain 24 hours a day manned security at the facility.

Vault

Berkshire Mountain Cannabis, LLC will design and build a secure vault in the facility. The vault will be constructed of enhanced building materials that may include steel reinforced concrete block, steel plates, steel security mesh with cement board or other materials approved by the Commission. These vaults will be used to store all harvested marijuana and marijuana products during all non-business hours and all marijuana that is finished and ready for transport to other Licensed Marijuana Establishments. The vault doors will be made of reinforced steel with a reinforced frame along with a fisheye door scope viewer (peephole) installed so that before exiting the vault the exterior of the vault can be viewed from inside. The interior and exterior of the vault will be under CCTV monitoring and access to the vault requires RFID card access and Pin Pad code. The vault will have a hardwired panic alarm install inside the vault. The vault area shall have installed motion detectors.

Armed Security Personnel

Berkshire Mountain Cannabis, LLC will provide dedicated Armed Security Agents for all of our facility. We are hoping to hire recently retired local law enforcement officers from the surrounding area to fill these

positions. All Berkshire Mountain Cannabis, LLC Managers will also be also trained as security personnel. There will always be a Security Agent or Manger on site at all times that the facility is open and manage the security room, visitor log, and monitor the CCTV and ACMS systems. They will also conduct video surveillance of the interior and exterior of the facility and make physical rounds of the entire property.

Crisis Training, Policies and Procedures

Along with this security plan, Berkshire Mountain Cannabis, LLC will develop and implement additional policies and procedures regarding Safety and Security that will require compliance with all safety, security anti-diversion and administrative requirements that can help eliminate or reduce the chance of diversion, theft and loss from occurring. The following policies and procedures include, but are not limited to:

1. Prevention of Diversion;
2. Opening a Closing Procedures;
3. Emergency Plan;
4. Robbery;
5. Active Shooter and Armed Robbery Training;
6. Fire;
7. Inventory and Tracking Compliance;
8. Compliance with Local and State Licensing and Enforcement;
9. Incident and notification requirements;
10. Health and safety standards;
11. First Aid, Cardiopulmonary Resuscitation.
12. Maintenance of records;
13. Prohibited practices; and
14. Any other Policies and Procedures required or requested by the Commission, our host community, or other regulatory authority.

On no less than a monthly basis Berkshire Mountain Cannabis, LLC shall conduct training to review the forgoing.

Shipping/Receiving

Any and all transfers in the premises shall be conducted by only one access point for any and all delivery activities. During any deliveries, one security office shall monitor the door and the perimeter. A second security officer and a trained employee shall be designated to assist the transfer. The primary security officer will check the identification of the delivery person. Any products that are delivered must be identified on a manifest and be verified on the inventory control system. The receipt of product will be recorded in a transfer log, including the date and time of the delivery. The log will be maintained in a secure location. All shipping and receiving shall occur at staggered times to ensure no pattern can be detected.

Secured Inventory Management

Every item placed within Berkshire Mountain Cannabis, LLC inventory shall contain a controlled unique inventory label. The label will identify the item within the inventory system. An inventory-controlled verification shall be undertaken periodically to verify the inventory on hand. Inventory shall be stored within controlled containers that will be labeled for identification purposes. Each container will have a tracking control device that will identify the location of the container with precision.

Berkshire Mountain Cannabis, LLC will employ the METRC system to trace its marijuana inventory. The METRC system is designed to track cannabis from seed to sale. The concept of track and trace is built into the METRC system.

Engagement with Local Law Enforcement

Berkshire Mountain Cannabis, LLC is committed to creating a partnership with the Sandisfield Police Department to the extent that they wish to be involved. We will meet regularly with representatives of the Police Departments during the design and construction phase to ensure that the security infrastructure that we install is acceptable to the Police Department.

We will also engage the Police Department when drafting our policies and procedures and request their input, guidance and approval.

Once operational, Berkshire Mountain Cannabis will continue to engage the Sandisfield Police Department to discuss and amend our Policies and Procedures if required and to keep an open line of communication.

HOURS OF OPERATION

7 Days a week

9:00 AM-8:00PM

AFTER HOURS/EMERGENCY CONTACT INFORMATION

Facility Manager: TBD

TBD

TBD

Director of Retail: TBD

TBD

TBD

IV. PERFORMANCE PROFILE

Berkshire Mountain Cannabis, LLC will seek to operate under the trade name of Berkshire Mountain Cannabis and BMC. The brand will seek to feature cannabis sourced from top producers across the Commonwealth along with product sourced from local cultivators if and once available. The brand will seek out those producing at the microlicense level or who are economic empowerment or social equity licensed cultivators. The facility will be a welcoming and inviting environment where residents of the neighborhood and the Sandisfield area will find cost-effective, tested, and regulated cannabis. The facility will have as a cornerstone of its operations a strong commitment to the community, a strong involvement in civic affairs, and will pride itself on providing top-quality education and controlled exposure to cannabis that the residents of Sandisfield.

Projected Year-One Income (USD):

Flower: 100/lbs/month @ 8000/pp avg. retail price.....	800,000.00
MIPS: 10/liters/month @ 75/g avg. retail price... ..	690,000.00
Flower, Annualized... ..	7,800,000.00
MIPS, Annualized... ..	8,280,000.00
Total Year One Revenue.....	16,080,000.00
Total revenue share with Town of Sandisfield (3% CIF + 3% Sales Tax)....	964,800.00

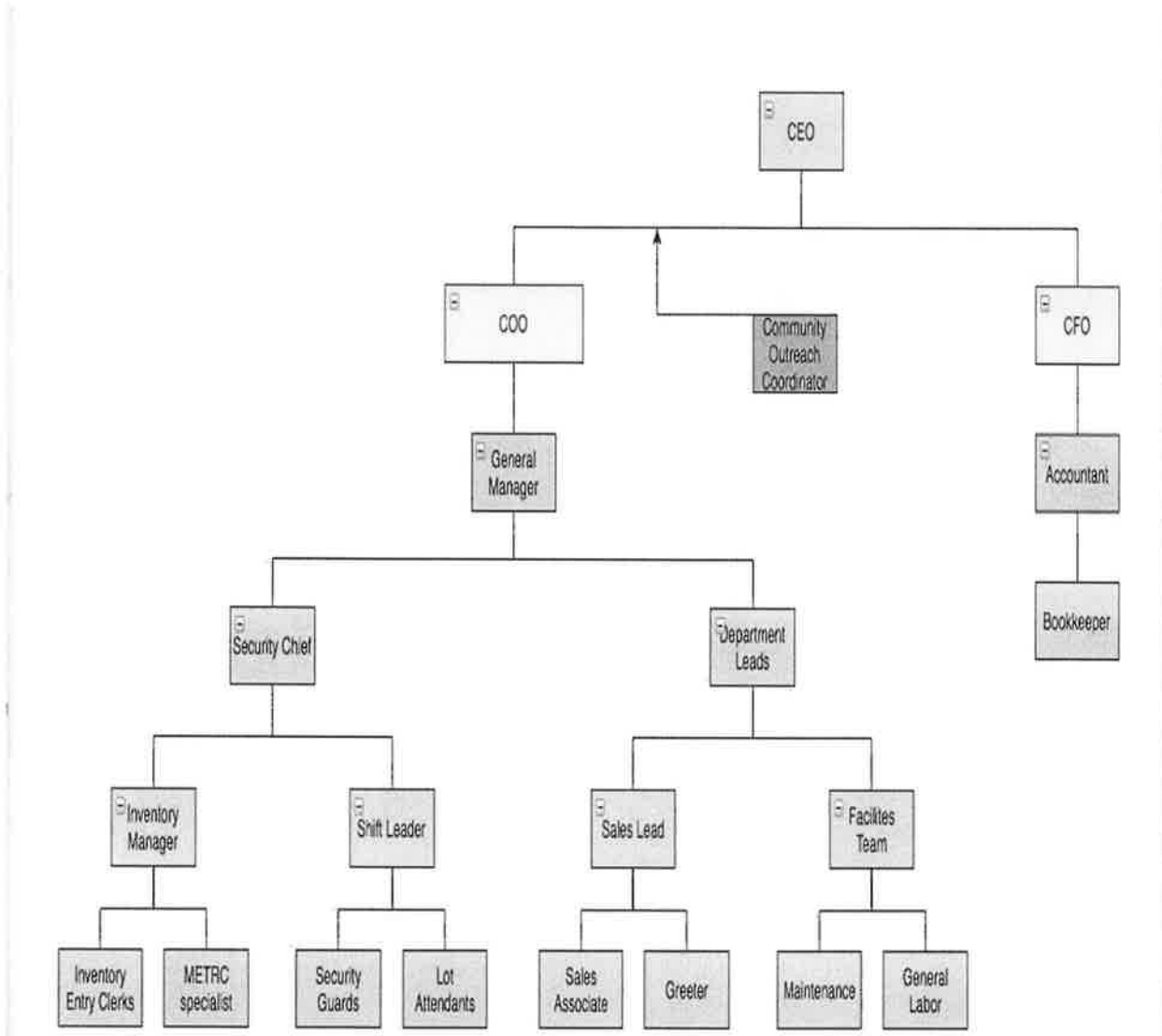
Projected Year-One Expenses (USD)

License Fees... ..	5,000.00
Agent Licenses... ..	15,000.00
NNN Rent... ..	24,000.00
Build-out/Remodel (one-time cost).....	175,000.00
Payroll.....	550,000.00
Vendors/Consultants... ..	150,000.00
Insurance... ..	50,000.00
Banking... ..	60,000.00

Marketing.....	10,000
Security	
Hardware.....	100,000
Security System.....	45,000
POS/Seed-to-Sale.....	20,000
Charitable Donations/Community Outreach	50,000
Equipment/Fixtures.....	20,000
Consumables.....	10,000
Utilities.....	10,000
Cost of Goods Sold.....	8,000,000
Total Year One Expenses.....	9,394,000
Total Revenue Share.....	964,800
Expected Year One Profit... ..	5,718,200.

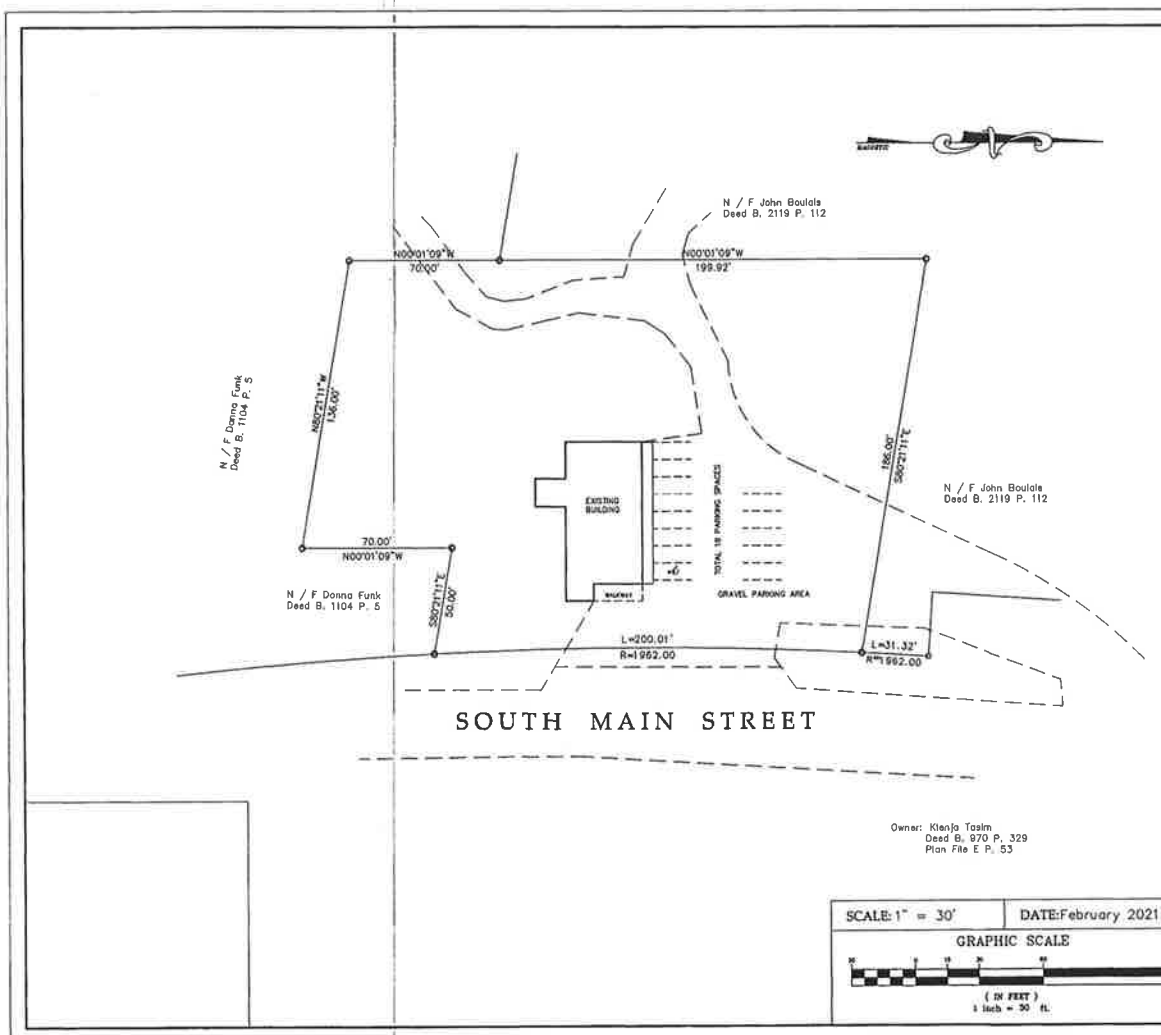
Retail store is expected to create 10 full time positions and 15 part-time positions. All roles and levels of employment will be made available first to people from the Town of Sandisfield and surrounding communities.

The organizational chart for Berkshire Mountain Cannabis, LLC is set forth below.



MANAGEMENT AND BUSINESS OPERATION ESTIMATE

<i>Description</i>	<i>Qty</i>	<i>Total</i>
Architect services		\$7,500.00
General liability & Workers comp coverage		
Permits required by City		\$2,500.00
Garbage removal from site		\$1,550.00
Framing per approved drawings		\$11,100.00
Installation of HVAC units 5ton with fuses	2pcs	\$18,000.00
Plumbing per approved drawings		\$5,200.00
Electrical per approved drawings		\$14,000.00
IT wiring with camera & alarm system installation		\$9,600.00
Spray-foam insulation		\$3,600.00
Construct Safe Room with rebar, cinder blocks filled with concrete, metal entrance door		\$2,700.00
Fire alarm system installation		\$4,720.00
Close existing window openings with cinder blocks		
Close garage door opening with bricks		\$4,000.00
Install 5'8" fireproof sheetrock, compound & prime		\$18,170.00
Debris removal		\$600.00
Install designed decorated walls & ceiling		\$6,760.00
Install 2x2 tile flooring (non-slippery) 4,000sq.ft	Budget \$1,5/pcs	\$28,600.00
Install two new bathrooms: 4ft tile wall Toilet, sink & faucet, Toilet paper holder, hand blow dryer Tile flooring Handicap grab bar (in one bathroom)		\$4,600.00
Install solid 96" height interior doors with doorstop, lock & handle		\$9,700
Install kitchenette with sink & faucet, cabinets with granite countertop, appliances		\$5,100.00
Paint entire space with Benjamin Moore product		\$3,600.00
Install safe boxes in Safe Room		\$1,700.00
Install custom made showcase		\$28,860.00
Install wood based molding & paint		\$1300.00
Garbage removal & cleaning		\$1,900.00
	TOTAL	\$195,960.00



Owner: Kianja Tasim
 Deed B. 970 P. 329
 Plan File E P. 53

SCALE: 1" = 30' DATE: February 2021

GRAPHIC SCALE

(IN FEET)
 1 inch = 30 ft.

ANDERSON ASSOCIATES
 LAND SURVEYOR, LAND
 PLANNING CONSULTANT,
 SITE DESIGN

375 WALNUT STREET EXTENSION
 P.O. BOX 382
 AGAWAM, MASSACHUSETTS 01001

Tel. 413 525-4145
 Fax 413 273-1776
 EMAIL: ronfma@gnoll.com

**SITE PLAN
 IN
 SANDSFIELD, MA**

PREPARED FOR:

88 South Main Street
 Sandisfield, MA

NO.	DATE	DESCRIPTION

This plan prepared in accordance
 with the rules and regulations of
 the Commonwealth of Massachusetts

Date: _____

Ronald M. Anderson

DRAWING NO. _____