

*Union Twist*

**CANNABIS CO.**

1158 BEACON STREET, NEWTON

OUR PROPOSAL:  
*UNION TWIST, LLC SEEKS TO SITE AN  
ADULT-USE CANNABIS ESTABLISHMENT  
AT 1158 BEACON STREET, NEWTON*

## WHO WE ARE

- *Union Twist, Inc. (“Union Twist”) is committed to providing high-quality adult use cannabis to customers in Massachusetts in a secure, compliant, and wellness-oriented setting.*
- *Founded by a consortium of local civic, law enforcement, and retail leaders, Union Twist believes that its success as an Adult-Use Cannabis Establishment will be a direct reflection of its relationship to the surrounding community.*
- *We seek to serve as leaders in the cannabis industry through excellence in operational protocol, security, compliance, and customer experience.*

# FOUNDING TEAM



Marie St. Fleur, Chief Executive Officer

Former Massachusetts State Representative  
Served as Cabinet Chief for Mayor Menino  
Former Assistant State Attorney General



Amy McNamee, Consultant

Former Suffolk County Assistant District  
Attorney  
Criminal Defense Attorney

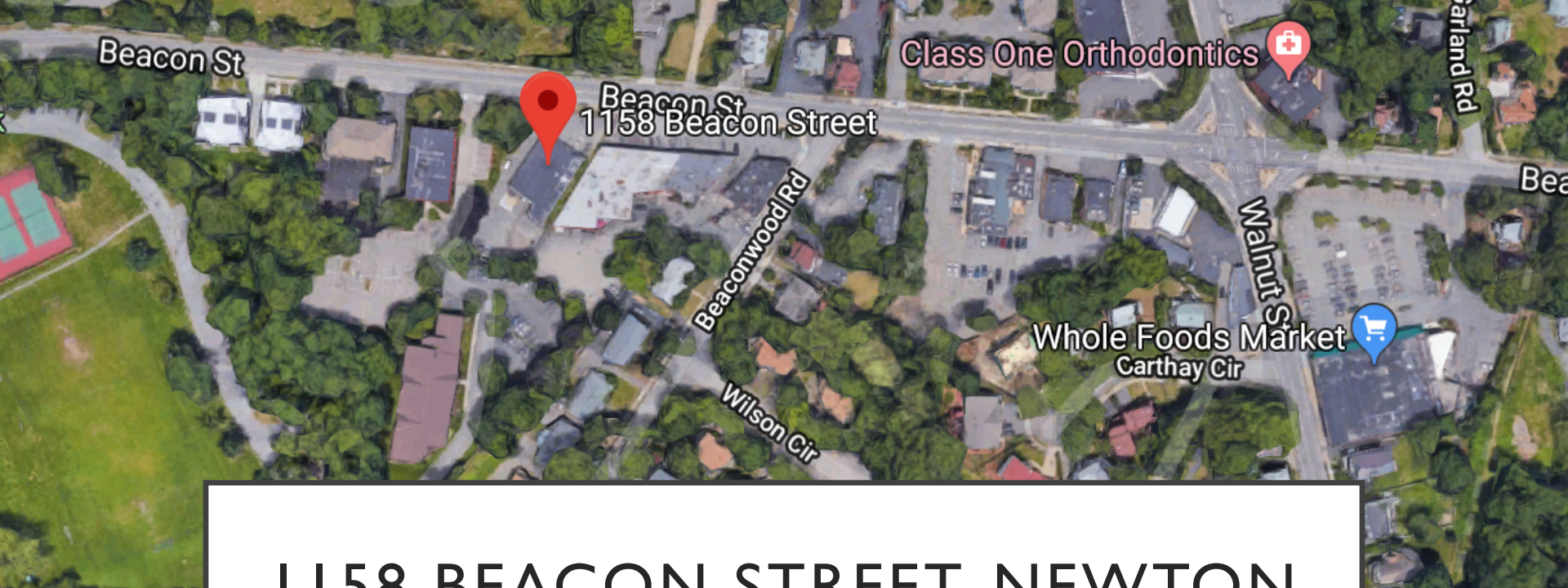


Tahira Rehmatullah, Managing Partner

Chief Financial Officer, MTech Acquisition Corp  
Managing Director, Hypur Ventures  
Former General Manager, Marley Ventures

# SITE SUITABILITY

- *Stand-alone building ideal for optimal security*
- *Separate entry point for customers and deliveries*
- *The site is located within an existing district, the BU2 Zoning District, zoned for the use.*
- *Ample on-site parking, along with bicycle racks and easy access to public transportation*



1158 BEACON STREET, NEWTON



1158 BEACON STREET, NEWTON  
(TODAY)

UNION TWIST CONCEPT STORE - NEWTON  
PLAN LAYOUT & EXTERIOR DESIGN  
2019.03.18

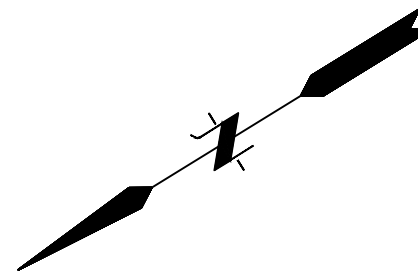
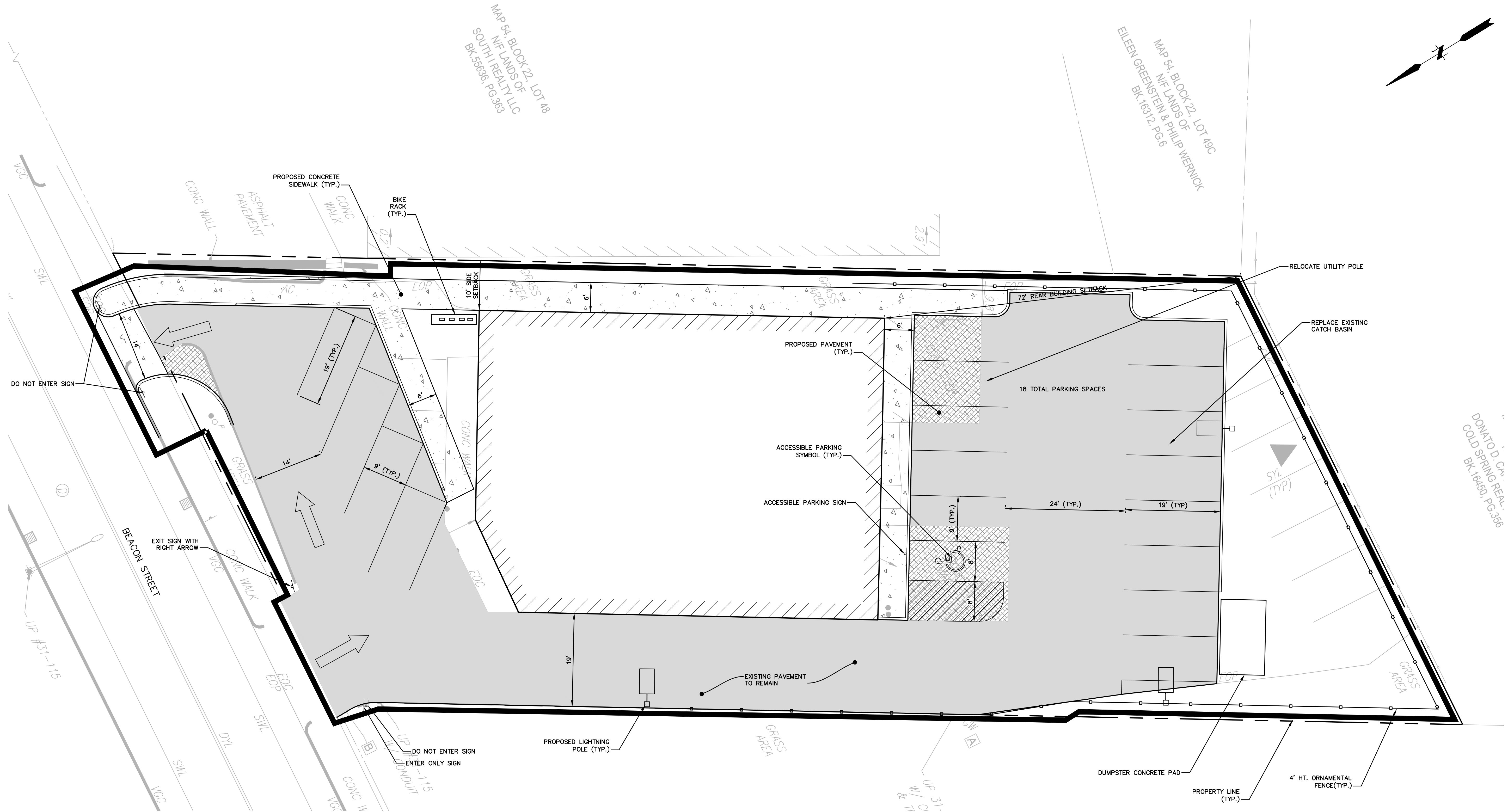
## STORE ENTRANCE OPTION 2



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File Path: J:\DWG\20190241A30\_Civil\Plan\20190241A30\_STP01.dwg Layout: CS-101 Plotted: Thu, October 10, 2019 - 1:03 PM User: jvaldez  
 Plotter: DWG TO PDF.PC3 CTB File: FO.STB  
 LAYER STATE:



ZONING TABLE

BU2 DISTRICT - 2 STORIES OR LESS

DIMENSIONAL STANDARD	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	20,000 SF	20,443 SF
FRONT SETBACK	10 FT <sup>1</sup>	41.3 FT	41.30 Ft
SIDE SETBACK	XX FT <sup>2</sup>	10 FT	10 FT
REAR SETBACK	15 FT <sup>3</sup>	52 FT	72 Ft
MAX. BUILDING HEIGHT	24 Ft	XX	XX
FLOOR AREA RATIO	1.00	0.25	0.24

- PER SECTION 1.5.3(A) OF THE TOWN OF NEWTON ZONING BYLAWS, NO BUILDING NEEDS TO BE SET BACK MORE THAN THE AVERAGE OF THE SETBACKS OF THE BUILDINGS ON THE NEAREST LOT ON EITHER SIDE. A VACANT LOT OR A LOT WHERE BUILDING IS SET BACK MORE THAN 10 FEET IS COUNTED AS THOUGH OCCUPIED BY A BUILDING SET BACK 10 FEET. ABUTTING PROPERTIES FRONT SETBACKS WERE ESTIMATED TO OBTAIN AVERAGE.  $(12.8+10)/2 = 11.4$  FT
- 1/2 BLDG HEIGHT OR ABUTTING SETBACK (BLDG HEIGHT - XX FT)  $(17/2 = XX$  FT)
- GREATER 1/2 BLDG HEIGHT OR 15 FEET WHEN ABUTTING A RESIDENTIAL LOT OR PUBLIC USE.

LOADING REQUIREMENTS

USE	REQUIRED	EXISTING	PROPOSED
RETAIL STORE (Under 5,000 SF)	0	0	0

PARKING REQUIREMENTS

USE	STANDARD	REQUIRED	EXISTING	PROPOSED
RETAIL STORE	1 SPACE/300SF + 1 SPACE/3 EMPLOYEES	12	12	18

A MAXIMUM OF 12 EMPLOYEES AT ANY GIVEN TIME HAVE BEEN ASSUMED FOR THE PARKING CALCULATION AND 2,400 SF OF RETAIL.

NOTES:

- BASEMAPPING OBTAINED FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 04/01/19.
- TOPOGRAPHIC ELEVATION ARE BASED ON NAVD88.
- FLOOD ZONE: THE SUBJECT SITE LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 25017C0554E, EFFECTIVE DATE JUNE 4, 2010.
- THE SITE IS IN THE BU2 DISTRICT OF THE CITY OF NEWTON.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE FOR THE CHANGE IN USE TO A CANNABIS RETAIL STORE.
- SITE FEATURES FINAL LOCATIONS MAY DIFFER FROM THIS PLAN.

NOT FOR CONSTRUCTION

<p>UNION TWIST, INC.          1158 BEACON STREET          NEWTON, MASSACHUSETTS</p>	<p style="text-align: center;"><b>FUSS &amp; O'NEILL</b></p> <p style="font-size: small;">108 MYRTLE STREET, SUITE 502          GAITHERSBURG, MD 20878          www.fussandoneill.com</p>
<p>SCALE: HORZ.: 1" = 10'          VERT.: 1" = 10'          DATUM: NAD 83          HORZ.: 1" = 10'          VERT.: 1" = 10'</p>	<p style="text-align: center;">GRAPHIC SCALE</p>
<p>PROJ. No.: 20190241.A30          DATE: 10/08/2019</p>	<p style="font-size: 2em; font-weight: bold; text-align: center;">CS-101</p>

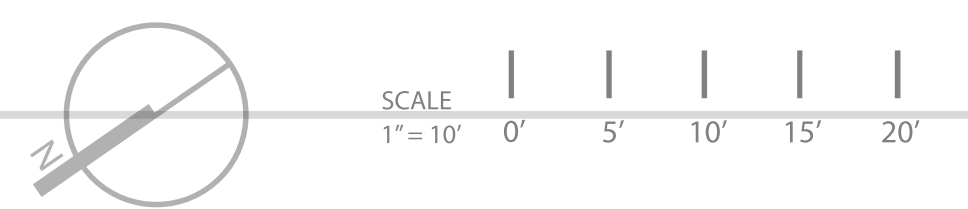


# SITE PLAN FOR 1158 BEACON STREET



## ADULT USE CANNABIS RETAIL ESTABLISHMENT

09.25.2019 - NEWTON, MASSACHUSETTS  
PROJECT NUMBER - 20190241.A30



F R  
M O

FROM ARCHITECTURE D.P.C.  
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PROJECT TITLE  
UNION TWIST - NEWTON  
1158 Beacon Street, Newton, MA 02461  
SHEET TITLE  
GROUND LEVEL - FLOOR PLAN

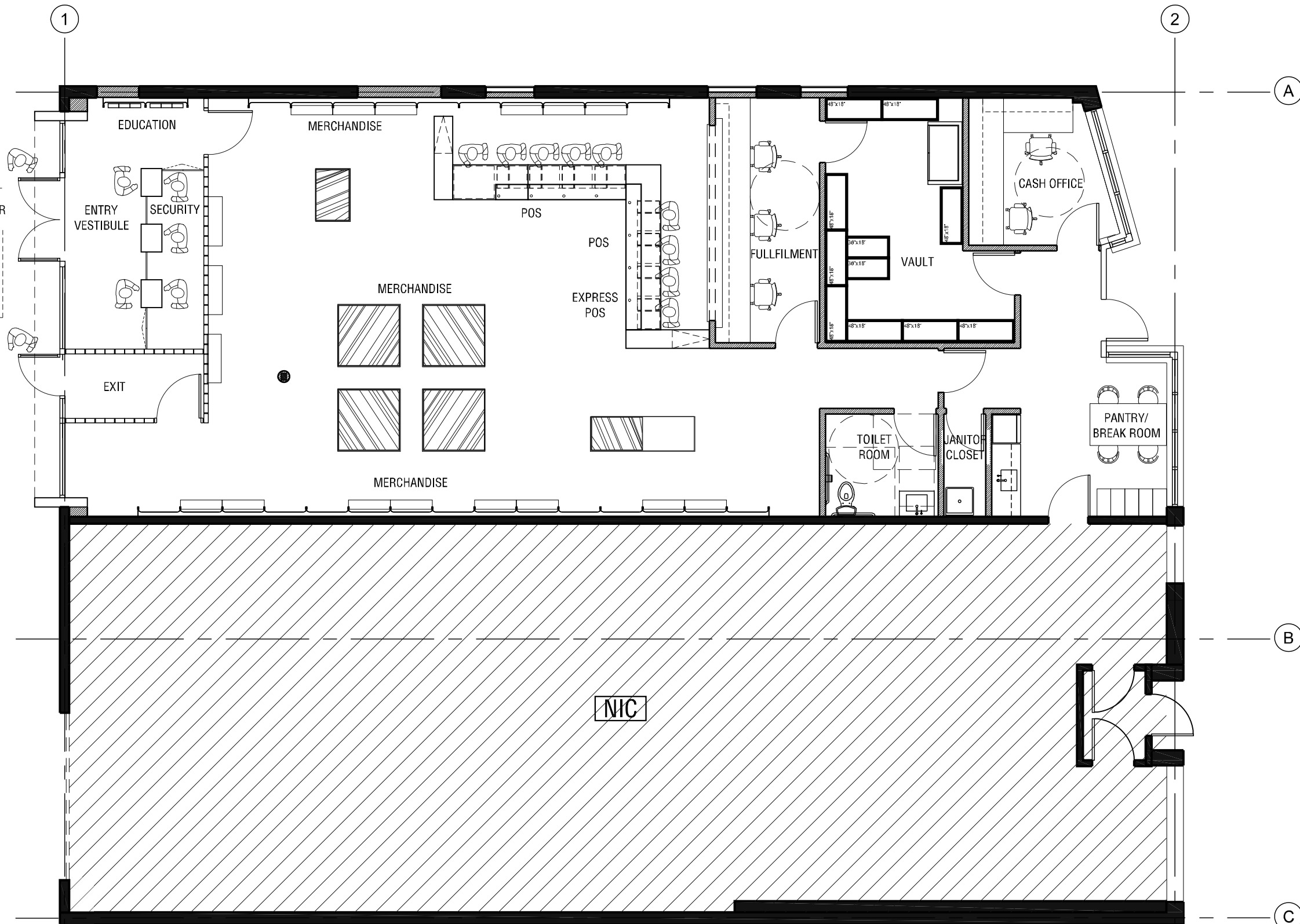
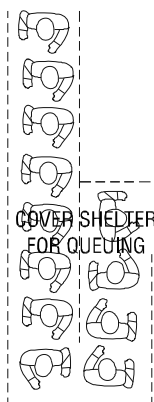
DATE  
Oct. 9, 2019

PROJECT NO.  
19002

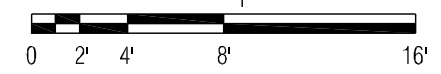
DWG NO.  
SK-01.7

PROJECT INFO:

LEVELS: 1 FLOORS  
SQUARE FOOTAGE: 2290 SQF (1589 FOH + 701BOH); 30% BOH  
SKU (Dense): TBD total SKUs - TBD unique SKUs  
SKU (Light): TBD total SKUs - TBD unique SKUs  
POS Stations: 9 (2 Express Checkout Stations)  
FULFILLMENT Occupancy: 3 people  
VAULT SIZE: 198 SQF  
BOH SINGLE OFFICES: 0  
BOH OFFICE STATIONS: 2 Cash Office



*Keith Bettencourt*



1 GROUND LEVEL - FLOOR PLAN  
1/8"=1'-0"

# OPERATIONS

<b>Hours of Operation</b>	<i>9:00am - 9:00pm</i>
<b>Product Delivery</b>	<i>Two to three times per week, using randomized routes and delivery times.</i>
<b>Payment Methods</b>	<i>Cash or Debit Card</i>
<b>Cash Pick Up</b>	<i>Two to three times per week, using randomized routes and delivery times.</i>
<b>Employees</b>	<i>25+ employees that have access to benefits and comprehensive training.</i>

# CUSTOMER EXPERIENCE

- **FIRST VISIT:** *Customers visiting the facility for the first time will go through an intake process where they receive a primer on regulations surrounding cannabis; how to safely consume, store, and transport their product; and information regarding strains, dosage, and desired effects. All customers will be required to review and sign a community norms agreement, in which they certify that they understand that the ability to utilize a Union Twist store is contingent on respect for the surrounding neighborhood. Public consumption, diversion, queuing, loitering, and other behaviors are not tolerated and practicing them will eliminate the opportunity for future store visits.*
- **VISUAL MATERIALS:** *Flyers, pamphlets, and other materials will be available in the entry vestibule as well as throughout the dispensary floor. There will also be signage proximate to point-of-sale terminals reminding customers about the consequences of product diversion.*
- **AUDITORY REMINDERS:** *In a friendly, approachable manner, customer service representatives will educate customers at the point of sale about how to safely store, consume, and transport their product.*
- **TAKEAWAY MATERIALS:** *Product safety guides and general informational material will be placed in each and every bag to ensure customers have access to safety materials when they intend to utilize the product.*

# CUSTOMER PLEDGE

I, \_\_\_\_\_, hereby confirm that I am in receipt of Union Twist, Inc.'s customer safety documents. As discussed with a Union Twist representative on my initial visit to the facility, these documents outline critical materials relative to the safe consumption of cannabis, including information relative to dosage, storage, and safe consumption locations.

I understand that customers should only open packages and utilize products at home. Opening packages or ingesting marijuana in a public place - including the Union Twist facility; adjacent sidewalks, streets, or parking lots surrounding the facility; in or around adjacent businesses; and within my vehicle – is illegal. I understand that customers that do not abide by these community norms will not be permitted to make future purchases at Union Twist and may be reported to law enforcement.

I understand that the product that I have purchased is only intended for use by adults over the age of 21. Diverting product to youth is illegal under state law. I understand that diversion of product is illegal and will be reported to law enforcement.

# SECURITY PLAN

Union Twist will contract with a professional security and alarm company to design, implement, and monitor a comprehensive security plan to ensure that the facility is a safe and secure environment for employees and the local community.

Union Twist's state-of-the-art security system will consist of perimeter windows, as well as duress, panic, and holdup alarms connected to local law enforcement for efficient notification and response in the event of a security threat. The system will also include a failure notification system that will immediately alert the executive management team if a system failure occurs.

A redundant alarm system will be installed to ensure that active alarms remain operational if the primary system is compromised.

Interior and exterior HD video surveillance of all areas that contain marijuana, entrances, exits, and parking lots will be operational 24/7 and available to the local police department. These surveillance cameras will remain operational even in the event of a power outage.

The exterior of the dispensary and surrounding area will be sufficiently lit, and foliage will be minimized to ensure clear visibility of the area at all times.

Only Union Twist's registered agents and other authorized visitors (e.g. contractors, vendors) will be allowed access to the facility, and a visitor log will be maintained in perpetuity.

All agents and visitors will be required to visibly display an ID badge, and Union Twist will maintain a current list of individuals with access.

On-site consumption of marijuana by Union Twist's employees and visitors will be prohibited.

# NUISANCE PREVENTION

## **A NO NONSENSE APPROACH TO NUISANCE**

Our extensive security systems offer us the ability to control activities on and around our presence at all times. Public consumption of cannabis or other drugs, queuing, loitering, or other unlawful activities are identified immediately, stopped, and reported to law enforcement. As a result of heightened security around dispensaries, crime tends to drop in the surrounding neighborhood.

## **PREVENTING NUISANCE INSTEAD OF CORRECTING IT**

Union Twist believes that it is far easier to thoughtfully prevent nuisance than correct it.

Measures we will take to do this include:

- Requiring all customers to sign our community norms pledge
- Zero Tolerance policy of any violation of our community norms pledge
- Providing a 24/7 contact number to all local business owners and residents



# DIVERSION PREVENTION

## **A NO NONSENSE APPROACH TO DIVERSION**

**Our seed-to-sale tracking program tracks our products by weight from when they first take root until they are sold.**

**The program tracks those who interact with each product at every step of the cultivation, processing, transportation, and retail process.**

**Employees that divert product, intentionally or negligently, will be terminated immediately and reported to law enforcement.**

**Customers that divert product will be banned from our facility and reported to law enforcement.**

**Union Twist will only hire individuals over the age of 21.**

**No individuals will be hired with a history of distribution of controlled substances to minors.**

**Union Twist will not engage in any marketing initiatives that are designed to appeal to minors under the age of 21.**

**Our products will not resemble realistic or fictional human, animal, or fruit, including artistic, caricature, or cartoon renderings.**

**All visitors to Union Twist's website will be asked to confirm they are over the age of 21.**

# OUR COMMITMENT TO COMMUNITY

*Our executive management team members are life-long or long-time local residents who care deeply about the maintaining the community fabric that makes Newton Special and participate in local civic, philanthropic, and community organizations.*

*We commit to:*

*A community host agreement that provides Newton with 3% of sales revenues to direct towards priorities of its choosing.*

*Increased tax revenue through local option agreements*

*Union Twist, Inc. commits to a \$15 minimum wage for hourly workers.*

*Participation in neighborhood civic and business associations*

*Support towards local charitable and community-building initiatives*

*Over 25 well-paying jobs with a preference to hire local.*

*A robust community outreach program to ensure our proposal is built on a foundation of local input*

## COMMITMENT TO LOCAL AND DIVERSE HIRING

- *Union Twist seeks to build a diverse workforce comprised of at least thirty (30) percent of individuals that are of Black, African American, Hispanic, or Latino descent; reside in areas designated by the Cannabis Control Commission as areas of disproportionate impact; are residents of the community in which it seeks to site; or have significant articulated demonstration of past experience in or businesses practices that promote economic empowerment in areas of disproportionate impact.*
- *Union Twist intends to engage in the following hiring practices to promote local and diverse hiring:*
- *Hosting numerous career fairs in the community in which it seeks to site and the closest areas designated as areas of disproportionate impact by the Cannabis Control Commission;*
- *Utilizing social media, local recruiters, local career centers and other civic institutions, bulletin boards, radio and community TV; local newspapers; and other measures to widely publicize career fairs and job openings; and*
- *Developing partnerships with local workforce training institutions, higher education institutions, community institutions, and other local civic institutions.*
- *Union Twist will develop a management-level diversity committee that will evaluate the breadth and efficacy of its hiring and recruitment practices. Each year, Union Twist will measure its hiring goals against the actual number of employees employed or hired that meet the above noted criteria. In the instance that Union Twist does not meet its goals, it will make a contribution to a local workforce training organization of \$2,000 for each percentage point.*



QUESTIONS?