

Exhibit 1 – Special Permit Criteria (Pursuant to Section 6.10.3)

The applicant is seeking permission to operate a Marijuana Establishment (“ME”) pursuant to Section 6.10.3 at 740 Beacon Street.

Pursuant to the requirements of Section 6.10.3.E:

- (1) The proposed ME is not within a radius of 500 feet from an existing public or private K-12 school.
- (2) The applicant is awaiting a Provisional License from the Cannabis Control Commission (“the CCC”).
- (3) The applicant understands that the proposed special permit may only be exercised by The Green Lady Dispensary II, Inc. for its operations at 740 Beacon Street.
- (4) Home delivery to customers will be available if and when the applicant is deemed qualified for such a license by the CCC, and if the applicant applies for such a license.
- (5) The site as designed contains sufficient parking for the proposed use.
- (6) Signage shall comply with the requirements of 105 CMR 725.105(L) and 935 CMR 500.105(4) and to the requirements of Section 5.2.
- (7) The applicant proposes the following hours of operation: 9:00 a.m. until 9:00 p.m. Monday through Saturday, and 10:00 a.m. until 6:00 p.m. on Sunday. These hours are designed to mitigate any adverse impact on the neighborhood and to avoid conflicts with both the morning and evening rush hour traffic.
- (8) There are currently three licensed Marijuana Retailers in the City at this time. If this application is approved, this applicant will be, upon information and belief, the first licensed Marijuana Retailer in the City to be minority owned and controlled.
- (9) There are no Marijuana Retailers located within a half mile of the site.
- (10) N/A.
- (11) The proposed facility would be 2,967 square feet.
- (12) The applicant will make the required security submission to the Police Department prior to the issuance of a final Certificate of Occupancy.

- (13) The applicant will submit an emergency response submission to the Fire Department prior to the issuance of a final Certificate of Occupancy.
- (14) The applicant will make the required Operation and Management submission to the Inspectional Services Department and the Planning Department prior to the issuance of a final Certificate of Occupancy.
- (15) The proposed facility will exceed the 25% transparency requirement pursuant to submitted plan.
- (16) N/A
- (17) The applicant will design the building to ensure compliance with 6.10.3.E.17.a and b.
- (18) N/A
- (19) Home delivery to customers will be available if and when the applicant is deemed qualified for such a license by the CCC, and if the applicant applies for such a license.

Exhibit 2 – Description of Activities (Pursuant to Section 6.10.3.F.1)

Description of Activities. A narrative providing information about the type and scale of all activities that will take place on the proposed lot, including but not limited to cultivating and processing of marijuana or marijuana infused products (MIP’s), research, testing, on-site sales, off-site deliveries, distribution of educational materials, and other programs or activities.

The Green Lady Dispensary II, Inc. (“TGL” or the “applicant”) will operate an adult-use Marijuana Establishment where it will sell marijuana, marijuana infused products, and vaporizers on site. TGL’s operations will be compliant with all regulations imposed by the Cannabis Control Commission and the City of Newton with regard to the dispensing of marijuana. The hours of operation will be as noted in Exhibit 1.

A TGL agent will inspect all customers’ proof of identification in the entrance vestibule and determine the individual’s age. An individual will not be admitted into the facility unless the agent has verified that the individual is 21 years of age or older.

Customers will have had the opportunity to place a pre-order online at the same time that they make an appointment to visit the facility. Once inside the retail area, customers will be free to move around the expansive sales floor and obtain individualized service from the sales agents, or simply pay for their prepared pre-order. Once the order is placed with the sales agent or online, it is packaged for the customer. All products will follow applicable regulations to ensure products are tamper-resistant/child-resistant and in resealable packages. A label indicating the date, strain

name, cannabinoid profile, and all applicable warnings detailed in 935 CMR 500.105(4), will be affixed to applicable products.

Per M.G.L. c. 94G § 7, sales are limited to one ounce of marijuana flower, five grams of active tetrahydrocannabinol in marijuana concentrate, or five-hundred milligrams of active tetrahydrocannabinol per customer in a single day. All required taxes will be collected at the point of sale.

Educational materials designed to help consumers make informed marijuana product purchases will be available to customers. This information will include the types and methods of consumption.

Wayne Alarm will 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. The 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. The site will have a redundant alarm 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 Newton 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 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. TGL will have security personnel on-site during all business hours.

Exhibit 3 – Service Area (Pursuant to Section 6.10.3.E.2)

N/A – Section 3 only applies to RMDs

Exhibit 4 – Transportation Analysis (Pursuant to Section 6.10.3.F.3)

Please see Traffic Memorandum by MDM Transportation dated March 1, 2021.

Exhibit 5 – Photometric Plan (Pursuant to Section 6.10.3.F.4)

Please see enclosed plan entitled “Photometric Plan” dated April 1, 2021.

Exhibit 6 – Context Map (Pursuant to Section 6.10.3.E.5)

Please see enclosed area plan which depicts all properties within a 1,000 foot radius of the site.

Exhibit 7 – Registration Materials (Pursuant to Section 6.10.3.E.6)

This document has been delivered electronically to the City Clerk due to the fact that it is several hundred pages in length.

Exhibit 8 - Parking Calculation

Proposed Use –Marijuana Retailer

1 parking stall per 300 square feet and 1 parking stall per 3 employees

2,967 square feet	10 parking stalls
9 employees	<u>3</u> parking stalls
	13 parking stalls required