

ELEVATED ROOTS

Community Outreach Meeting
November 2, 2021



INTRODUCTION

Elevated Roots II, LLC (Elevated Roots) is proposing to open an Adult-Use Marijuana Retailer at 319 Monponsett Street in Halifax, MA.

The property meets all current zoning requirements with the Town of Halifax.

The proposed Adult-Use Marijuana Retailer must still complete the Host Community Agreement.

Elevated Roots will go through the state licensing process with the Cannabis Control Commission (CCC).

As a retail store, Elevated Roots will not constitute a nuisance to the community. There will not be any outside equipment beyond a normal retail store, so there will not be any more noise than any of the other retailers in the area. Additionally because it is only retail, there will not be any additional odor coming from the facility that could be detected from an adjacent property.



WHO WE ARE

Elevated Roots, LLC (Elevated Roots) is a Massachusetts cannabis company located at 44 William Gould C Jr. Highway in Kingston, MA. Elevated Roots is proud to be owned by all Massachusetts residents and prides itself on excellent customer service and community engagement.



PARTNERSHIPS

Elevated Roots is committed to being a good corporate citizen by being responsive to residents' feedback while working with the Town's Board's and staff to put forward a proposal that meets or exceeds the expectations of the community



BACKGROUND

Elevated Roots is proud that we were able to work with the community in Kingston during the change in Town from banning cannabis to allowing us to open a co-located cultivation, product manufacturing, and retail store. It was an incredible process that included extensive community engagement during which we learned a lot and were ultimately able to put together a proposal that was broadly supported by the community.

Elevated Roots prides ourselves on our community engagement, active listening and ability to compromise with the municipalities where we conduct business.



BACKGROUND

Our ability to open our business quickly means faster revenue generation for the Town. We have successfully opened an adult use cannabis retail store in Kingston and have a great relationship with the Town

Elevated Roots is committed to working cooperatively and responsively with Halifax to meet all the requirements of the Town and to get our business open quickly.





MEET THE TEAM

Robert Palma

Robert Palma owns three successful dental laboratories in Massachusetts. He built this business from the ground up, starting in his mother's garage and expanding today to be one of the largest dental laboratory in MA. In addition to the dental laboratories, he is one of the founders of Elevated Roots, a recreational marijuana Retail, Cultivation and Product Manufacturing facility in Kingston MA.

Mr. Palma lives in Kingston with his wife Lisa and daughters. Mr. Palma is running for the Corey Griffin Foundation



MEET THE TEAM

Barznab Khan

Barznab Khan is currently the principal owner of Rawshon Group of Companies based in Boston. The Rawshon Group owns the second-largest regional retail chain brand in Massachusetts, Richdale Food Shops® with over \$75M in annual revenue, 400+ employees, and approximately 80+ locations in the region. Richdale is proud to partner with the May Institute, that supports adults with disabilities, by offering them employment at their stores. Mr. Khan is one of the founders of Elevated Roots, LLC a recreational marijuana Retail, Cultivation and Product Manufacturing facility based in Kingston, MA.

He currently resides in Canton, MA with his family.



OUR FACILITY



- Our headquarters houses our Retail, Cultivation and Product Manufacturing facilities. Elevated Roots opened its retail store on April 7, 2021 and are well under way in the construction of our Cultivation and Product Manufacturing facility located in the rear of the building.
- Elevated Roots has 28 full-time employees; local to the Kingston area. Two of our security team members are also local firefighters.
- Elevated Roots grew the store from its grand opening to serving an average of 10,000 customers per month in just over 3 months (with no waiting lines outside of the store).
- Since opening in April, Elevated Roots has delivered almost \$100,000 in tax revenue to the Town of Kingston and we are just getting started.
- Elevated Roots continuously highlights local businesses in Kingston through social media. All of our vendors are based in Massachusetts.
- Elevated Roots is currently planning future Days of Service for community clean up days.
- On Memorial Day, Elevated Roots donated 5% of all sales to Kingston's Veterans Committee.

**OUR
RETAIL
STORE**



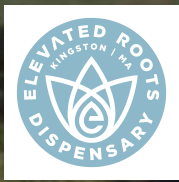
PROPOSED LOCATION

Existing structure: The building is 3,600 sq ft. and includes 23 parking spaces on site.

Existing Use: The parcel was previously being utilized as a bank which is ideal for converting to the proposed use. The on-site parking, traffic flow, commercial location, and building footprint meet the Town's guidance and the industry's standards.

Zoning: The parcel is commercially zoned and complies with the existing zoning bylaws pertinent to cannabis retailers. The parcel does not have any residential abutters.





Walmart Supercenter
Delivery

Halifax Veterinary
Services

319 Monponsett St,
Halifax, MA 02338

Stop & Shop
Delivery

Cumberland Farms

Santoro's Pizza
Takeout • Delivery

Western Union

Lyonville Tavern and
Takeout

Cape Cod Cafe Pizza
Takeout • Delivery

Happy Dragon Chinese
Takeout

Harmony Two
Liquor store

Halifax Market
Convenience

Dunkin'

PROPOSED LOCATION

319 Monponsett, Halifax, MA



Monponsett St

58

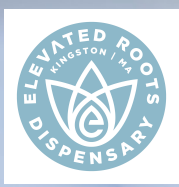
319 Monponsett St
Halifax, MA 02170

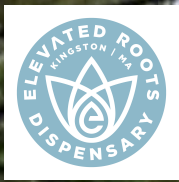


PROPOSED LOCATION

319 Monponsett, Halifax, MA







PROPOSED LOCATION

319 Monponsett, Halifax, MA

PROJECT BENEFITS

The proposed location will require limited construction due to the existing foot print of the building and ample on-site parking. The central location in a commercial zone will ensure limited impact on traffic. Therefore, the proposed location would not negatively impact the residents of Halifax . Further this proposal would allow us to quickly provide additional tax revenue for positive impacts.

The Select Board can easily assess the viability of Elevated Roots as an operator because of our proven track record with the Town of Kingston. Elevated Roots welcomes the Select Board to visit our location and speak to the Town of Kingston to learn more about our community engagement and partnership with the Town.



SECURITY

- Security is an import matter for Elevated Roots. Security goes well beyond the placement of cameras and other physical security measures. Security includes engagement with the community, the Police and Fire departments and most importantly, engagement with our team members.
- Elevated Roots has incorporated security into many of the company policies, in one way or another. Elevated Roots is committed to our physical security, our security policies, including team member engagement and the Company's engagement with the community and local law enforcement.
- Elevated Roots has incorporated the following policies into the operation of our facility, in order to address security and the prevention of diversion.
 - Security
 - Prevention of diversion of marijuana to minors or the illicit market
 - Restricting Access to Age 21 and Older
 - Retail dispensing procedures
 - Personnel policies
 - Marijuana storage
 - Transportation and onsite deliveries both to and from the Marijuana Establishment



DIVERSION PREVENTION



- **Separation** Policies and procedures will be implemented to reflect a separation of duties where there are overlapping processes for diversion risk and ensure that the chain of custody and individual accountability are maintained and verifiable at all times.
- **Marketing** Per CMR 500.105 (4)(a)(5), we will engage in reasonable marketing, advertising and branding practices that are not otherwise prohibited, that do not jeopardize the public health, welfare or safety of the general public or promote the diversion of marijuana or marijuana use in individuals younger than 21 years old.
- **Access Control** Per CMR 500.110 (1)(f), we will store all product in a secure, locked safe or vault in such a manner as to prevent diversion, theft or loss. If diversion is detected, we will secure all product and conduct an assessment to determine whether additional safeguards are necessary.
- **Reporting** Per CMR 500.105 (13)(b), Elevated Roots will document and report any unusual discrepancy in inventory to the Commission and law enforcement authorities not more than 24 hours after discovery.
- **Training** Per CMR 500.105 (2)(b)(7)(b), Elevated Roots will require employees to complete annual trainings on all aspects of their jobs including diversion prevention, prevention of sales to minors, and best practices to detect and respond to incidents of possible diversion.

COMMUNITY IMPACT



Partnership

Our goal is to be a good partner to the community, working with local government, law enforcement and the area businesses to enhance the neighborhood. We intend to create a positive economic impact beneficial to the Town of Halifax and the neighborhood.

Security

Through our own security measures, we will prevent on-site diversion and working with the Halifax Police Department and area businesses, utilize our existing security measures to provide enhanced benefits to the neighborhood where possible.

Dialogue

We are committed to a continued dialogue with the Town of Halifax and the neighborhood to foster a mutually beneficial, healthy, and safe partnership. Further as an Adult-Use Marijuana Retail Establishment, we will provide information and education about our products.

QUESTIONS