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**APPLICATION**  
**For a**  
**SPECIAL PERMIT and SITE PLAN REVIEW**  
**from the**  
**TOWN of Halifax PLANNING BOARD**  
**for a**  
**RECREATIONAL MARIJUANA RETAIL ESTABLISHMENT**

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**Applicant:**  
  
**FLOWER & SOUL Inc.**

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**Property Location:**  
  
**894 Plymouth Street**  
**Aka Route 106**  
**Halifax, Massachusetts**

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**Prepared by:** **Brian Wall**  
**Flower & Soul**  
**894 Plymouth Street**  
**Halifax, Massachusetts**

**April 23, 2021**

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File # \_\_\_\_\_

**Application  
under  
Halifax Zoning By-Laws**

**by**

Flower & Soul, Inc.

(applicant)

**for**

special permit

(variance, special permit or appeal)

**at**

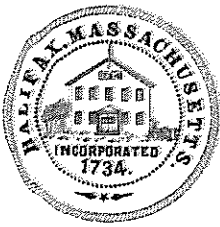
894 Plymouth Street

(location of property)



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**Town of Halifax** Commonwealth of Massachusetts  
**PLANNING BOARD**

499 Plymouth Street • Halifax, MA 02338 • 781-293-1735

**APPLICATION FOR HEARING FOR A SPECIAL PERMIT**

DATE: 4-23-2021

NAME OF APPLICANT(S): Flower & Soul, Inc.

ADDRESS: 800 Hingham St. Rockland, MA 02370

OWNER(S) OF PROPERTY: Buddy Miles, LLC

\*If different than applicant(s), fill in the below box (see asterik)

\*Owner(s) Authorization to be completed when Applicant(s) is other than the Owner(s) of the Property:

I/We, Buddy Miles, LLC,

as Owner(s) of the subject property hereby authorize Flower & Soul, Inc.

\_\_\_\_\_ to act on my behalf, in all matters  
relative to work authorized by this special permit application.

*Paul Ruff*  
Signature of Owner(s)

4/11/2021  
Date

PETITIONER IS: Flower & Soul, Inc.

(Owner, Tenant, Licensee, Prospective Purchaser, Contractor, Agent)

NATURE OF PETITION: The proponent is seeking a special permit application for the operation of a retail marijuana dispensary.

APPLICABLE SECTION OF ZONING BYLAW/ORDINANCE: 167-3, 167-7

I/WE HEREBY REQUEST A HEARING BEFORE THE PERMIT GRANTING AUTHORITY  
WITH REFERENCE TO THE ABOVE NOTED APPLICATION.

SIGNATURE: *Brian M. Wall*

PHONE #: 781-254-3406

EMAIL: myflowersoulma@gmail.com

05/07/2020



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# Flower & Soul

## Special Permit Application Narrative

Dear Chairperson Dias and Honorable Members of the Town of Halifax Planning Board,

Flower & Soul is submitting a Special Permit to accompany its previously filed Site Plan Review application with the Town of Halifax Planning Board (the "**Board**") for the operation of a recreational adult use marijuana retail establishment (the "**Establishment**") as defined in §167-3 of the Town of Halifax Zoning Bylaw, as amended (the Bylaw), located at 894 Plymouth Street (Route 106), Halifax, Massachusetts (the "**Property**"). The Establishment will encompass 1,700 square feet (SF) of the 3,400 SF existing building on the Property (the "**Building**").

In accordance with the Use Table and Marijuana Establishments, §167-7 (15) of the Bylaw, and confirmed by the Board during a discussion about the Establishment held on March 18, 2021, the Establishment is allowed on the Property pursuant to the issuance of a Special Permit and Site Plan Review by the Board.

### Contents:

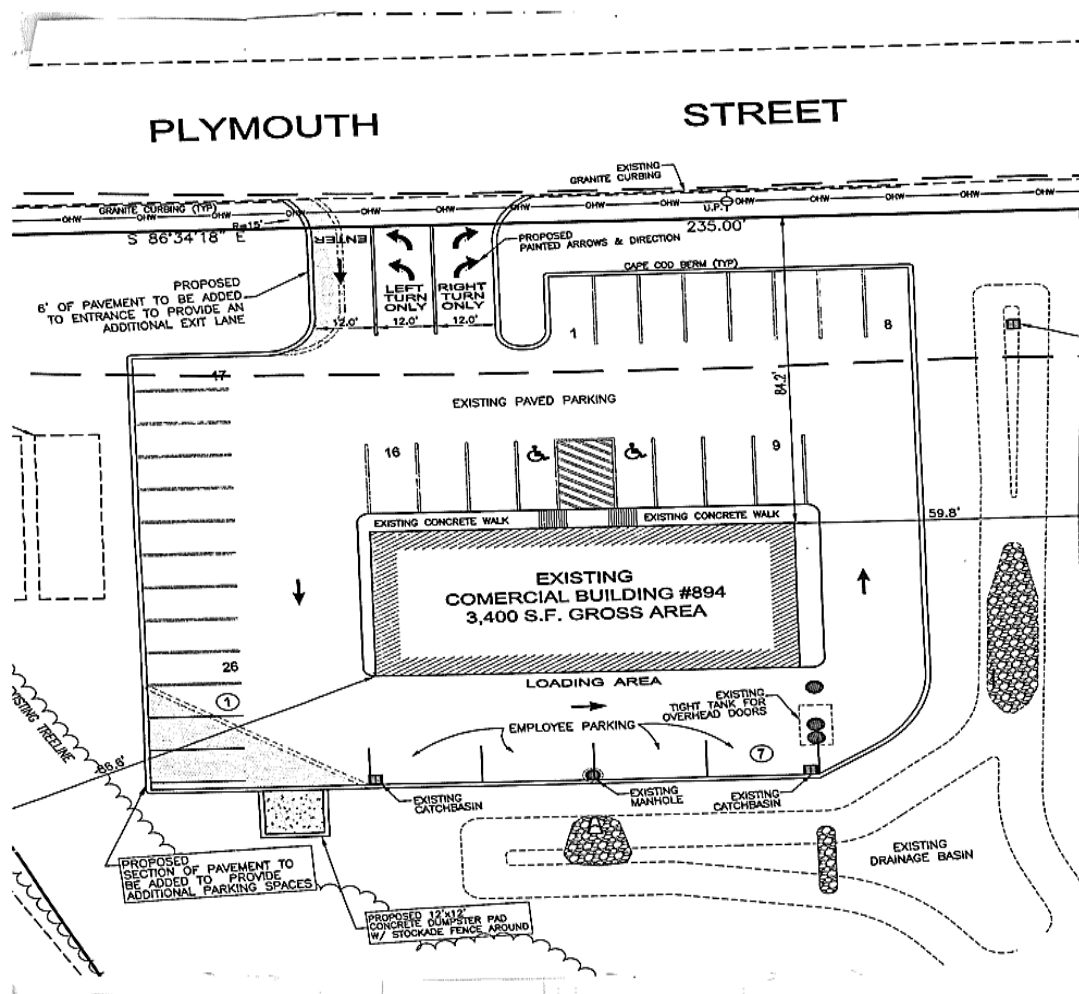
1. **Site Plan**
2. **Traffic and Traffic Mitigation**
3. **Security**
4. **Fire**
5. **Odor Mitigation**
6. **Parking**
7. **Product Delivery**
8. **Trash Management**
9. **Beautification of the Property and Building**
10. **Special Permit Considerations**
11. **Benefits to the Neighborhood and Town as a Whole**



## 1. Site Plan

Flower & Soul is proposing to develop the Establishment within Units 2 and 3 of the existing building located on the Property. As noted above, the Establishment will include a total of approximately 1,700 SF. 850 SF will be used for non-retail activities such as employee break rooms and secured storage, and approximately 850 SF will be used for retail uses. The proposal allows for a total of 33 parking spaces on the Property, with up to 21 parking spaces for the Establishment; including 16 for the Establishment's customers and 5 for the Flower & Soul employees.

**Figure 1** (pictured below) shows the site plan with the building footprint, parking spaces, and public street driveway access.



**Figure 1**







## 2. **TRAFFIC and TRAFFIC MITIGATION**

### EXISTING CONDITIONS

Based on Mass DOT data, the area of Route 106 in front of the Property has approximately 12,410 Annual Average Daily Traffic (AADT). Please see link below:

<https://gis.massdot.state.ma.us/DataViewers/MunicipalDashboard/mainView.html?town=Halifax&dash=Roadways>

Flower & Soul also looked at the 2019 Old Colony Planning Council Route 106 Corridor Study. Based on the existing AM and PM Level-of-Service analyses, the traffic entering Route 106 and heading toward 894 Plymouth Street is rated an A or B, indicating a 10-15 second delay which has the least amount of impact as outlined in the Old Colony Planning Council report details below. The intersections closest to Flower & Soul are still rated an A or B, even when looking at the 2023 no build analysis.

### **Traffic from the Old Colony Planning Council and Green International Affiliates**

<b>Time</b>	<b>Average Cars</b>	<b>Est. Flower &amp; Soul</b>	<b>% Of Traffic</b>
9-12 PM	2,647	72	2.7%
12-4 PM	3,582	108	3.0%
4-8 PM	2,633	60	2.3%
Total	8,862	240	2.7%

***Table 1***

### **Peak Travel Times**

- 7-8AM
- 4-5PM

### OLD COLONY PLANNING COUNCIL REPORT

The Old Colony study includes analysis of intersections in the Route 106 corridor study area. Level-of-service analyses (LOS) were completed for the study area intersections to determine the operating conditions during the morning and afternoon peak hours. Level-of-service analysis is a qualitative and quantitative measure based on the analysis techniques published in the Highway Capacity Manual by the Transportation Research Board. Level-of-service is a general measure that summarizes the overall operation of an intersection or transportation facility. It is based upon the operational conditions of a facility including lane use, traffic control, and lane width. It takes into account such factors as operating speeds, traffic interruptions, and freedom to maneuver. Level-of-service represents a range of operating conditions and is summarized with letter grades from "A" to "F", with "A" being the most desirable. Level-of-service "E" represents the maximum flow rate or the capacity on a facility. Level-of-service "F" represents forced flow or bottleneck



conditions. The following, from the Highway Capacity Manual, describes the characteristics of each level-of-service:

- **LOS "A"** represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream.
- **LOS "B"** is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is still relatively unaffected.
- **LOS "C"** is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream. Occasional backups occur behind turning vehicles.
- **LOS "D"** represents high-density, but stable, flow. Speed and freedom to maneuver are restricted, and the driver experiences a below average level of comfort and convenience as operations approach the capacity of the facility. Small increases in traffic flow will generally cause operational problems at this level.
- **LOS "E"** represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform level. Freedom to maneuver within the traffic stream is extremely limited, and generally requires forcing other vehicles to give way. Congestion levels and delay are very high.
- **LOS "F"** is representative of forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount that can traverse the point, resulting in lengthy queues and delay.

The LOS definitions describe conditions based on a number of operational parameters. There are certain parameters utilized as measures of effectiveness for specific facilities. In the case for intersections, two-lane highways, and arterials, which represent the physical conditions that typify the study area corridors, time delay, average stop delay, and average travel speed are used as measures of operational effectiveness to which levels-of-service are assigned. **Table 2** (pictured below) shows the delay criteria for each level-of-service for both un-signalized and signalized intersections.

**Level of Service Criteria Average Delay in Seconds**

Level-of-Service	Stop Sign	Traffic Signal
A	0 to 10	0 to 10
B	>10 to 15	>10 to 20
C	>15 to 25	>20 to 35
D	>25 to 35	>35 to 55
E	>35 to 50	>55 to 80
F	>50	>80
Source: Highway Capacity Manual		

**Table 2**

**Table 3** (pictured below) summarizes the signalized and unsignalized levels-of-service for the study area intersections under existing peak hour conditions in the study area. The analysis includes the morning a.m. peak hour and the p.m. peak hour. Failed traffic operations at



intersections are coded (LOS "E" and "F"). Level-of-Service "D" represents long delays and back-ups with volumes approaching congestion.

### Route 106 Intersection Existing Peak Hour Level of Service

Intersection	Community	Traffic Control	Existing AM LOS	Existing PM LOS
Plymouth Street (Route 106) at Old Plymouth Street (western intersection)	Halifax	Stop Sign		
Old Plymouth Street (west section) southbound left/right			B	B
Route 106 Eastbound left turn			A	A
Plymouth Street (Route 106) at Pine Street	Halifax	Stop Sign		
Pine Street Northbound left/through/right			D	E
Pine Street Southbound left/through/right			C	E
Plymouth Street (Route 106) Eastbound/Westbound left			A	A

**Table 3**

**Table 4** (pictured below) summarizes the signalized and unsignalized levels-of-service for the study area intersections under no-build 2023 peak hour conditions in the study area. The analysis includes the morning a.m. peak hour and the p.m. peak hour. Failed traffic operations at intersections are coded (LOS "E" and "F"). Level-of-Service "D" represents long delays and back-ups with volumes approaching congestion.

### Route 106 No Build 2023 Route 106 Intersection Levels of Service

Intersection	Community	Traffic Control	Existing AM LOS	Existing OM LOS	2023 No-Build AM LOS	2023 No-Build PM LOS
Plymouth Street (Route 106) at Old Plymouth Street (western intersection)	Halifax	Stop Sign				
Old Plymouth Street (west section) southbound left/right			B	B	B	B
Route 106 Eastbound left turn			A	A	A	A
Plymouth Street (Route 106) at Pine Street						
Pine Street Northbound left/through/right			D	E	D	E
Pine Street Southbound left/through/right			C	E	C	E
Plymouth Street (Route 106) Eastbound/Westbound left			A	A	A	A

**Table 4**



## TRIP GENERATION

Per the Nucleus One Massachusetts cannabis report, which draws its information from open source data from the Massachusetts Cannabis Control Commission (the “CCC”), the average Massachusetts cannabis retail dispensary has approximately 240 customers per day. In talking to other retail dispensary owners, we have determined that currently the majority of customers visit the store between the hours of 10am and 12pm and 2pm to 4pm. These hours are outside of peak travel times on Route 106 in the Town of Halifax (the “**Town**”).

Using the Institute of Transportation Engineers (ITE) Trip Generation manual data (code 882) of 252.70 and 259.31 (Saturday) cars per 1,000 Gross SF of retail space, Flower & Soul should expect to generate an average of 227 cars during weekdays and Sunday, and 233 cars on Saturday.

According to the Green International Affiliates study for 314 Plymouth Street, the peak hours on Route 106 are 7-8AM and 4-5PM. Flower & Soul will not be open during the AM peak hours. If we use the ITE peak data calculation of 11.8% (29.93PM cars out of 252.70 daily), Flower & Soul would generate 24-31 P.M. customers during the peak period.

If we use 240 as the average number for daily trip generation, retail dispensary visitors per day, then Flower & Soul only represents a 1.9% increase in traffic assuming that all trips are new – that is, that none of the 240 visitors are currently using the road on a daily basis. Flower & Soul would have a minor impact on traffic. The impact on traffic could be even less when considering how many customers would be stopping on their way to the store or work and would already be using the road (pass-by trips).

We intend to have 5 POS stations inside of our retail space and the ability to serve customers curbside which allows for an additional 5 mobile POS stations (for a total of 10 POS stations). With 5 POS stations in the retail space, we can serve at least 30 customers per hour based on our average transaction time. With a curbside model in place, we can serve 60+ customers per hour when combined with our reserve ahead/walk-in traffic. We have the ability to service more customers than we are anticipating according to the Nucleus One and ITE Trip generator data. This will allow us to mitigate any potential traffic issues on Route 106 in front of 894 Plymouth Street.

## TRAFFIC MITIGATION MEASURES

Flower & Soul will take numerous measures to reduce traffic impacts to the area, including but not limited to; encouraging on-line purchases. Customer purchases prior to visiting the Establishment has proven to be successful for controlling customer flow during hours of operation. Members of the Flower & Soul team have been involved with the development of other Massachusetts cannabis dispensaries, which now have a proven track record of responsibly managing customer traffic.

### Using Dutchie/Reserve Ahead

The Dutchie platform is very straightforward. The Dutchie menu (screenshot below in **Table 6**) will live on our website. Customers will visit our website and choose items that will go into their



Once the customer arrives, they will be able to walk-in or alert us via text or phone call to make us aware of what parking number spot they are in. Because the order is pre-packaged, the customer should be in and out in under 9 minutes.

**Table 6**

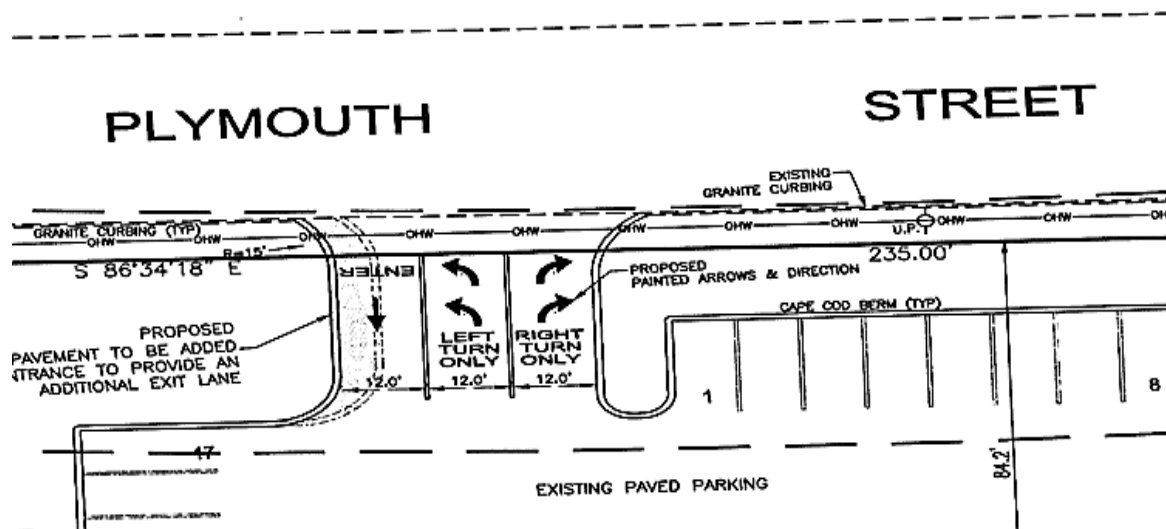


*Please do not park on any of our neighbors parking lots or side streets.*

**Table 8**

### Widening the Entry and Exit Driveway

As part of its proposal, Flower & Soul propose to widen the entry and exit driveway off of Plymouth Street to the Building, and create a right turn only lane and a left turn only lane to allow for orderly vehicle exits from the Property on to Plymouth Street, as shown below.



### 3. Security Summary

Flower & Soul shall implement sufficient safety and security measures to deter theft of marijuana and marijuana products, prevent unauthorized access to the Establishment, unauthorized entrance into areas containing marijuana, and ensure the safety of its employees, consumers, customers and the general public. Please see attached Flower & Soul's **Security Overview** for a more detailed description of its proposed security policies and procedures at the Establishment. In short, Flower & Soul is committed to operating a highly secure and compliant dispensary, and has designed an extensive security plan that will comply with all state and local regulations.



#### **4. Fire Prevention**

The fire mitigation plan below is based on retail fire code and the feedback that Brian Wall and Jessie Moberg from Caveney Architects received from Chief Viveiros on April 1, 2021.

- The current space has fire pull boxes, horns, and strobes at the front and rear doors, along with in the bathrooms. Strobes and horns will be added in the vault and all areas required by applicable codes and with consideration to fire department preferences.
- The code does not require sprinklers in this space due to its size and use.
- Horn and strobes - All required fire alarm devices will be provided in accordance with all applicable codes and regulations, and with consideration to Fire Department preferences.
- Fire extinguishers will be provided in accordance with all applicable codes and regulations, and with consideration to Fire Department preferences. Code dictates you must be able to access a Fire Extinguisher from any point in the building within 75 feet of travel distance. We will maintain these minimums and install additional Fire Extinguishers where required in limited access or hard to access areas to the satisfaction of the Fire Department.
- A knox box will be provided at the primary entry point to the tenant space for Fire Department use.
- The interior drawings will include locations of Fire Extinguisher, the plans for building permit will include all fire alarm devices as well as Fire Extinguisher locations.
- The Fire Department will be kept updated and/or consulted during the design and production of building permit plans such that all Fire Department concerns are addressed prior to submitting for a building permit.

#### **5. Odor Mitigation Plan**

To the fullest extent possible, Flower & Soul will purchase pre-packed, ready-for-sale products from our wholesale partners. These products will be delivered pre-weighed and sealed inside airtight packaging that will greatly reduce any odors. Any marijuana product delivered from our wholesalers that is not prepackages will be brought into the secured air filtered storage areas of the Establishment, and quickly packaged into sealed containers. All waste marijuana will be sealed in mylar bags, stored in a sealed container in the vault, and returned to the marijuana cultivator for destruction, in accordance with the CCC regulations.

Moreover, Flower & Soul intends to use commercial-grade odor control equipment that is designed for cultivation and product manufacturing facilities. We have chosen industry standard



carbon filtration systems to mitigate and eliminate odor. Carbon filtration is used in many industries for the elimination of nuisance odors, including poultry farms, industrial manufacturers, and food processing plants. For our retail sales floor and in our storage and employee areas, we plan to use the latest in carbon filtration technology, along with Airpura V600 Advanced Chemical Filtration System. This unit has 18 pounds of enhanced activated carbon – twice the amount that is needed to filter the area of the entire Building. This mobile unit will be positioned centrally inside each unit.



On an ongoing basis, we will monitor the amount of any odor in and around our Establishment. If the need for additional mitigation is identified, we will immediately take the necessary steps to remedy the problem.

In connection with these devices, Flower & Soul will maintain comprehensive records, including records of purchases of replacement carbon, performed maintenance tracking, documentation and notification of malfunctions, scheduled and performed training sessions, and monitoring of administrative and engineering controls.

## **6. Parking**

Flower & Soul's proposed Establishment will have ample parking on the Property. The 3,400 SF Building on the Property currently has 23 parking spaces available to it. As part of its development of the Establishment within the Building, Flower & Soul proposes to create an additional 7 parking spaces, bringing the total available parking spaces on the Property to 33, with 2 of those parking spaces being designated as handicap parking. Up to 23 spaces will be assigned to Flower & Soul, with 2 spaces marked as handicap spaces. Pursuant to Section 167-14.F (Off Street Parking) of the Bylaw, since at least 45% of the Property is left as green space, 1 parking space is required for every 175 SF of retail space. Therefore, Flower & Soul's 1,700 SF Establishment requires a total of 10 parking spots. Consequently, with 23 parking spots available to Flower & Soul, the Establishment has available to it over twice the amount of parking spaces required under the Bylaw. Moreover, the proposed parking scheme for the Establishment is in accordance with the ITE Parking Generator for LUC 882 7.19 spaces per gross SF.



With up to 23 parking spaces available to its customers, the 1700 SF Establishment will have more than enough parking spaces to service its customer volume. For comparison, dispensaries in the area that have more store square footage have less parking than we are proposing.

<b>Dispensary</b>	<b>Town</b>	<b>Est. Size</b>	<b>Parking</b>
CannaVana	Rockland	2,000	20
Health Circle	Rockland	4,500	17
Legal Green	Brockton	2,500	10

***Table 5***

### Sample Employee Schedule

The hours of operation for the Establishment will be from 9am to 8pm, with two retail shifts per day. Each retail shift will have up to 5 team members on any given day.

## **7. Product Deliveries**

Product deliveries will occur between two and three times each week in unmarked vans, such as a Ford transit. Pursuant to 935 CMR 500.105, there will be no advertising, markings, or branding indicating that the vehicle is being used to transport marijuana. Routes and times used for the transportation of marijuana and marijuana products are randomized. Marijuana and marijuana products will be transported in secure, locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily removed. At least two agents will staff vehicles transporting marijuana. One agent will remain in the vehicle at all times, and the other will be accompanied by a dispensary staff member into the facility and within the vault through the entry area designated for staff.

## **8. Trash Management**

All trash containing marijuana or marijuana products is required to be stored securely on site within the dispensary vault. The products will be securely transported back to the licensed cultivation and product manufacturing facility from which they emanated, and where they will be disposed of safely. Minimal amounts of non-marijuana business related waste will be generated from the facility and disposed of by commercial trash pickup.

## **9. Beautification of the Property and the Building**

As part of the development of the Establishment, Flower & Soul proposes to modify and revitalize the exterior of the front of the Building by adding features such as stone or other materials to the base of the Building and a decorative awning over the windows. For the open space areas along Rte. 106 and Circuit Street, Flower & Soul will work with the community to create a look that is easy to maintain that also provides an aesthetically pleasing



appearance to the area and Building, including the combination of additional trees to create a natural border, flowers, shrubs, mulch, and/or fencing.

#### **10. SPECIAL PERMIT CONSIDERATIONS**

Flower & Soul's proposed Establishment meets the requirements set forth in Section 167-7.D.15 of the Bylaw, and complies with the Special Permit considerations in Section 167-21 of the Bylaw.

The Property is location in the Commercial Business zoning district and the proposed Establishment on the Property is permitted through the granting of a Special Permit from the Board. Moreover, the proposed Establishment complies with the Special Permit considerations because the benefits of the proposal to the neighborhood and the Town, as described in more detail herein, outweigh any potential adverse effects of the Establishment, and the proposed use involved will not be detrimental to the established or future character of the neighborhood or the Town for the following reasons:

- Flower & Soul has chosen a location in Town that allows for the proposed use under the Bylaws, subject to a Special Permit from the Board, and therefore, the Establishment will not impair the integrity of the zoning district or adjoining district or otherwise derogate from the intent and purpose of the Bylaw.
- The Establishment is proposed to be located within an existing building with easy access to Route 106, a main thoroughfare in Town;
- The proposal is designed to blend with the existing characteristics of the Building and the surrounding area;
- Flower & Soul will improve the current security system on the Property, as the Establishment will be monitored by digital video cameras and Flower & Soul's security personnel will be the first on site and the last to leave after closing. All customers will require positive identification prior to entering and no person under the age of 21 will be allowed in the Facility. After completed purchase, product will be put in child proof, compliant, unmarked exit bags for customers to carry out with them;
- By adding a state of the art security system, additional vehicle parking, right and left turn only lanes, and a proposal to beautify the Building and the surrounding landscape, Flower & Soul's Establishment will not be detrimental to the established or future character of the neighborhood or the Town.

#### **11. BENEFITS to the NEIGHBORHOOD and the TOWN**

Flower & Soul's propose Establishment will benefit the neighborhood and the Town as follows:



- Flower & Soul and the Town are entering into a Host Community Agreement (“HCA”) that provides for a 3% community impact fee on gross revenues to be paid to the Town. In addition, Flower & Soul will be paying a 3% cannabis state sales tax on all sales;
- The Establishment will result in well-paying, salaried jobs, and Flower & Soul will seek to employ a majority of its workforce from the local community (specifically, candidates that reside within Town;
- Flower & Soul will encourage applications from and the recruitment of women, veterans, and minority candidates by publishing notifications on the local newspaper encouraging women, veterans, and minority candidates to apply for employment opportunities; and
- Flower & Soul will be an active and contributing member of the Town’s business community, and will continue to build positive relationships with the community and the Town by:
  - participating in neighborhood civic and business events and associations;
  - providing support towards local charitable and community-building initiatives; and
  - by having a robust community outreach program to ensure that Flower & Soul’s proposed Establishment is built on a foundation of local input.

## **12. CONCLUSION**

Flower & Soul hereby requests that the Board determine that its proposed Establishment will not be detrimental to the established or future character of the neighborhood within which the Property is located in particular, and the Town of Halifax as a whole. The findings are made in view of the particular characteristics of the Building on the Property and of the Flower & Soul’s proposed Establishment, as detailed above and herein. Further, Flower & Soul request that the Board find that the Property and the Building thereon is an allowed and appropriate location for the Establishment and that adequate and appropriate facilities and measures will be provided for the proper operation of the use.

For the foregoing reasons Flower & Soul respectfully requests that the Board grant the foregoing relief in the form of a Special Permit and Site Plan Approval, and such other relief as the Board deems necessary to allow the construction and operation of the Flower & Soul’s proposed Establishment.



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**FLOWER & SOUL  
894 PLYMOUTH STREET  
HALIFAX, MASS. 02338**

## **Security Overview**

### **INTRODUCTION**

Flower and Soul, shall implement sufficient safety and security measures to deter theft of marijuana and marijuana products, prevent unauthorized access to the Marijuana Establishment, unauthorized entrance into areas containing marijuana, and ensure the safety of its employees, consumers, customers and the general public. The Flower & Soul security measures shall be designed to protect the premises, employees, consumers, marijuana establishment agents, the general public and the community and provide a safe environment for the safe and discreet dispensing of marijuana and marijuana products. The Flower & Soul shall implement policies and procedures designed to avoid diversion, theft, or loss of marijuana and marijuana products.

The Flower & Soul's security policies shall be established in accordance with the requirements under 935 CMR 500.110, and shall include, but not be limited to the details outlined in this document and contained in the addendum.

The Flower & Soul Security Plan details extensive security provisions in compliance with those published by the Cannabis Control Commission (CCC). Measures to deter and prevent unauthorized entrance into areas containing cannabis and theft of cannabis at Flower & Soul. Access to Flower & Soul facilities is limited to agents and those persons allowed access by the CCC regulations. The policies established here will be strictly enforced, as Flower & Soul operates in a high-risk security environment.

Flower & Soul will have a security system to prevent and detect diversion, theft or loss of cannabis or unauthorized intrusion. The facility will prominently display security system and time-lock safe notification signage. Commercial grade equipment will be utilized, including alarm systems in compliance with the CCC regulations and an adequate failure notification system. Video cameras will be installed in all areas that may contain cannabis, at all points of entry and exit and any parking lot and will be angled to allow for the capture of clear and certain identification of any person entering or exiting the facility or area. Commercial high lumen fixtures sufficient to facilitate surveillance will be used to light the exterior of each facility and it is ensured that trees, bushes and other foliage outside of the facility will not allow for a person or persons to conceal themselves from sight.

Procedures contained here include measures to aid the development of strong partnerships with local law enforcement agencies, prevent unwanted individuals from remaining on premises and ensure compliance with the CCC regulations for cannabis disposal. Limited access areas are accessible only to authorized agents and all finished cannabis will be stored in a secure, locked safe or vault and in such a manner as to prevent diversion, theft, and loss.

The Flower & Soul will maintain a list of non-emergency police department contacts for the facility. Flower & Soul will maintain regular communication with each contact advising of any changes in security procedures and to develop strong partnerships with the local



law enforcement agencies. Flower & Soul shall engage these agencies to support the Flower & Soul's security mission through collaborative training.

All written safety and security measures developed under 935 CMR 500.105(7) will be treated as security planning documents, the public disclosure of which would jeopardize public safety. Flower & Soul is happy to meet with the Police department to review all SOP.

## **SECURITY PLAN**

### Access to the Premises

Flower & Soul will implement security protocols and procedures to limit access to the licensed premises to only individuals that have been positively identified as 21 years of age or older. Loitering will be strictly prohibited. All entrances to the facility will be clearly marked and secured with commercial grade locks, alarms and remain under clear surveillance 24 hours a day, 7 days a week to prevent unauthorized access. Access to the premises will be through a main door into a waiting area where ID's will be checked before accessing the retail floor through a second secure door.

### Limited Access Areas

Flower & Soul will designate limited access areas by posting clearly visible signs, no smaller than 12" x 12" and which state: "Do Not Enter-Limited Access Area-Access Limited to Authorized Personnel Only" in lettering no smaller than one inch in height. Limited access areas will only be accessible to specifically authorized personnel limited to include only the minimum number of employees essential for efficient operation. Furthermore, limited access areas will be restricted to employees, agents or volunteers specifically permitted by the Marijuana Establishment, agents of the CCC, state and local law enforcement and emergency personnel. All limited access areas will be clearly described by the filing of a diagram of the premises reflecting entrances and exits, walls, partitions, offices, vault, storage, and retail sales areas.

Flower & Soul will require all employees to wear employee identification badges at all times while inside the marijuana establishment. The Flower & Soul will also require all contractors, vendors and other allowed personnel under the CCC regulations to wear identification badges.

### Visitor Policy

All outside vendors, contractors and visitors will be logged in and out, and Flower & Soul will maintain this log and make it available to the CCC and local law enforcement for periodic inspection. Prior to entering a limited access area, vendors, contractors and visitors will obtain a visitor badge and will be escorted at all times by a marijuana establishment agent authorized to enter the limited access area. Visitor badges will be visibly displayed at all times while the visitor is in any limited access area. Flower & Soul will ensure that all visitor identification badges are collected before visitors leave the premises.

### Identification Badge Required

Each agent, contractor and visitor must be in possession of an identification badge when on Flower & Soul property and is responsible for the safekeeping of his or her badge. The purpose of the identification badge policies and procedures is to enhance the security and safety of Flower & Soul agents, customers, physical and financial assets.



## **Types of Badges**

Agents are issued license cards by the CCC, which serve as their identification badge. Temporary identification badges which serve as a temporary replacement identification for an agent who has reported a lost or stolen badge. Contractors must be issued a contractor badge and visitors must be issued a visitor badge.

### Visitor Badge

All visitors to the Flower & Soul facility are required to sign in and receive a visitor's badge if they will be accessing limited access areas of these facilities. The agent providing access must ensure the Visitor Log is properly updated and the policies herein are followed. The onboarding training will ensure all agents are trained to issue visitor badges to visitors entering the Flower & Soul facility. Visitors should be instructed to wear their badge properly while in limited access areas. Visitors may not take their badge off-site.

### Agent Badge

All agents must wear their CCC issued occupational license or registration card when in the Flower & Soul facility. Only Flower & Soul issued badge display devices (lapel/pocket clips, armbands, and lanyards) are allowed.

The badge must be worn above the waist and be visible at all times to others while in the Flower & Soul facility. While performing work in other areas, agents are required to have their badges readily available.

### Temporary Badge

Any agent who forgets his or her license identification card should immediately notify the Manager to obtain a temporary badge.

### Contractor Badge

A contractor is a vendor, supplier, professional service representative or consultant (contractor) who has management approved business with the Flower & Soul. Contractors are required to sign in and receive an identification badge if they will be accessing limited access areas of any facility. Contractors who will be in the facilities for only one day or less will be provided a Visitor Badge. All agents must be trained to issue visitor badges to contractors entering the Flower & Soul facility. Contractors should be instructed to wear their badges properly while in limited access areas of the Flower & Soul. An agent must continuously escort all contractors while in limited access areas.

### Security and Alarm Requirements

Flower & Soul will ensure that all outdoor areas of the facility are properly secured against unauthorized access (Exhibit A). Measures taken by Flower & Soul will include clear signage designating the area as a limited access area, commercial-grade locks, security alarms, and video cameras. The security alarm system will be continuously monitored by a third party and will alert employees of Flower & Soul within five minutes of a system failure. Flower & Soul will install video cameras at all entrances and exits as well as in any parking lot. Flower & Soul will ensure that all video surveillance footage is maintained in accordance with 935 CMR 500.110, can produce clear still photos with a date and time stamp embedded in all recordings, and can be stored in a standard format. 24-hour recordings from all video cameras will be made available for immediate viewing by the CCC or local law enforcement. Recordings are retained for at least 90 calendar days and will not be destroyed or altered. Recordings are retained as long as



necessary if Flower & Soul is aware of a pending criminal, civil or administrative investigation or legal proceeding for which the recording may contain relevant information. Flower & Soul will ensure that the security equipment is in good working order and will be inspected and tested at regular intervals, not to exceed 30 calendar days from the last test. On an annual basis, Flower & Soul will obtain a security audit by a vendor approved by the CCC. The security audit report will be provided to the CCC and local law enforcement within 30 days of conducting the audit.

The interior of the establishment shall have video cameras in all areas that contain marijuana and directed at all safes, vaults, and sales areas (Exhibit B). All cameras shall be angled as to allow for the capture of clear and certain identification of any person entering or exiting the establishment. Flower & Soul facility will be equipped with a perimeter alarm on all building entry and exit points and perimeter windows. A duress, panic or hold up alarm connected directly to local public safety or law enforcement authorities will be installed in the vault, check-in and point of sale areas, at a minimum. Flower & Soul's security and alarm system will remain operational during a power outage.

Security alarm monitoring is a computer-based system that electronically listens to a variety of security sensors. Security alarms will be protected by cellular back-up. Alarm points will include:

#### Door Position Switches

Monitors intrusion or unauthorized propping of a door. Locations include perimeter doors, critical utility areas, grow/production areas, electronic access control doors, stairwell doors and roof access.

#### Intrusion Sensors

Motion detectors, glass break and a variety of other security sensors that monitors intrusions. Locations include first level windows and any other accessible perimeter windows, special storage areas, accessible window fronts, operable utility openings, and product storage vaults.

#### Emergency Alarms

Devices that can be activated by an agent in need of immediate assistance. An activated alarm summons immediate help because of an adverse or life-threatening emergency. Locations include reception desks, distribution areas, and product storage vaults.

The intrusion system portion of the integrated security system includes duress alarm feature, a silent security alarm system signal generated by a designated code entry to signal that the alarm user is being forced to turn off the system. The system also includes panic alarms, which emit an audible security alarm system signal from manual activation intended to signal a life-threatening or emergency situation requiring a law enforcement response. The integrated security system will also have a holdup alarm, which can send a silent alarm signal, generated by a manual activation intended to signal a robbery in progress, to local law enforcement.

The integrated security system includes an automatic voice dialer capable of being programmed to send a prerecorded voice message to law enforcement, public safety or an emergency services agency requesting dispatch. The system also features a failure notification system providing audible, text or visual notifications. The integrated security system and all of its components will be on an Uninterruptable Power Supply (UPS),



either local or building system and will have the ability to remain operational for up to twenty-four hours during a power outage.

Flower & Soul will demonstrate to the CCC and local law enforcements satisfaction the safeguards that are in place to ensure continuous operation of a security system. All security system equipment and recordings will be maintained in a secure location to prevent theft, loss, destruction and alterations. Access to security system equipment and recordings will be limited to the authorized agents requiring access in accordance with their operational responsibilities.

Flower & Soul will work with local law enforcement to ensure they have access and/or live feeds of the security system to the extent allowed under CCC regulations.

#### Waste Disposal

All trash containing marijuana or marijuana products is required to be stored securely on site within the dispensary vault. The products will be securely transported back to the licensed cultivation and product manufacturing facility from which they emanated, and where they will be disposed of safely. Minimal amounts of non-marijuana business related waste will be generated from the facility and disposed of by commercial trash pickup. In accordance with Flower & Soul waste disposal policies and procedures, all waste will be disposed of in compliance with 935 CMR 500.105(12). A minimum of two marijuana establishment agents will be present and properly document the disposal of marijuana waste in accordance with 935 CMR 500.105(12)(d).

#### Storage and Facility Security

All finished marijuana and marijuana products will be securely stored in a locked safe or vault accessible to a limited number of authorized individuals to prevent diversion, theft or loss. Flower & Soul safes and vaults and any other equipment or areas used for the storage of marijuana and marijuana products will be securely locked. In accordance with Flower & Soul's security policies and procedures, the safes, vaults and any other areas or equipment aforementioned will be securely locked using commercial grade equipment and protected from entry, except for the actual time required to remove or replace marijuana. All locks and security equipment in good working order. Keys, if utilized, will be prohibited from being left in locks and stored or placed in an area accessible to persons other than specifically authorized personnel. In addition, Flower & Soul will maintain a list of individuals with access to keys and a policy for key issuance and lock replacement. Security measures will be strictly limited to specifically authorized marijuana establishment agents including accessibility of combination numbers, passcodes, electronic or biometric security systems.

#### Product Delivery Security

Product deliveries will occur between two and three times each week in unmarked vans, such as a Ford transit. Pursuant to 935 CMR 500.105, there will be no advertising, markings, or branding indicating that the vehicle is being used to transport marijuana. Routes and times used for the transportation of marijuana and marijuana products are randomized. Marijuana and marijuana products will be transported in secure, locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily removed. At least two agents will staff vehicles transporting marijuana. One agent will remain in the vehicle at all times, and the other will be accompanied by a dispensary staff member into the facility and within the vault through the entry area designated for staff.



### Emergency Policies and Incident Reporting

Flower & Soul will develop 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. All security policies and procedures will be shared with local law enforcement authorities and fire services and periodically if the plans or procedures are modified in a material way. Flower & Soul will immediately notify law enforcement authorities and the CCC of any security breach including, but not limited to, discovery of discrepancies identified during inventory, diversion or loss of any marijuana product, any criminal action involving or occurring on or in the Marijuana Establishment premises, any loss or unauthorized alteration of records related to marijuana, suspicious actions involving the sale, of marijuana by any person, unauthorized destruction of marijuana, failure of an alarm system due to a loss of electrical power or mechanical malfunction that is expected to last more than eight hours, activation of an alarm system or other event that requires response by public safety personnel or security personnel, or any other breach of security. Notification will be immediate, and in no instances, more than 24 hours after the incident occurs. Flower & Soul will provide written notice in the form of an incident report to the CCC within ten calendar days of any incident described in 935 CMR 500.110(7)(a). Flower & Soul will maintain records and documentation of any reportable incident for at least one year or the duration of an open investigation, whichever is longer, made available to the CCC and local law enforcement upon request.

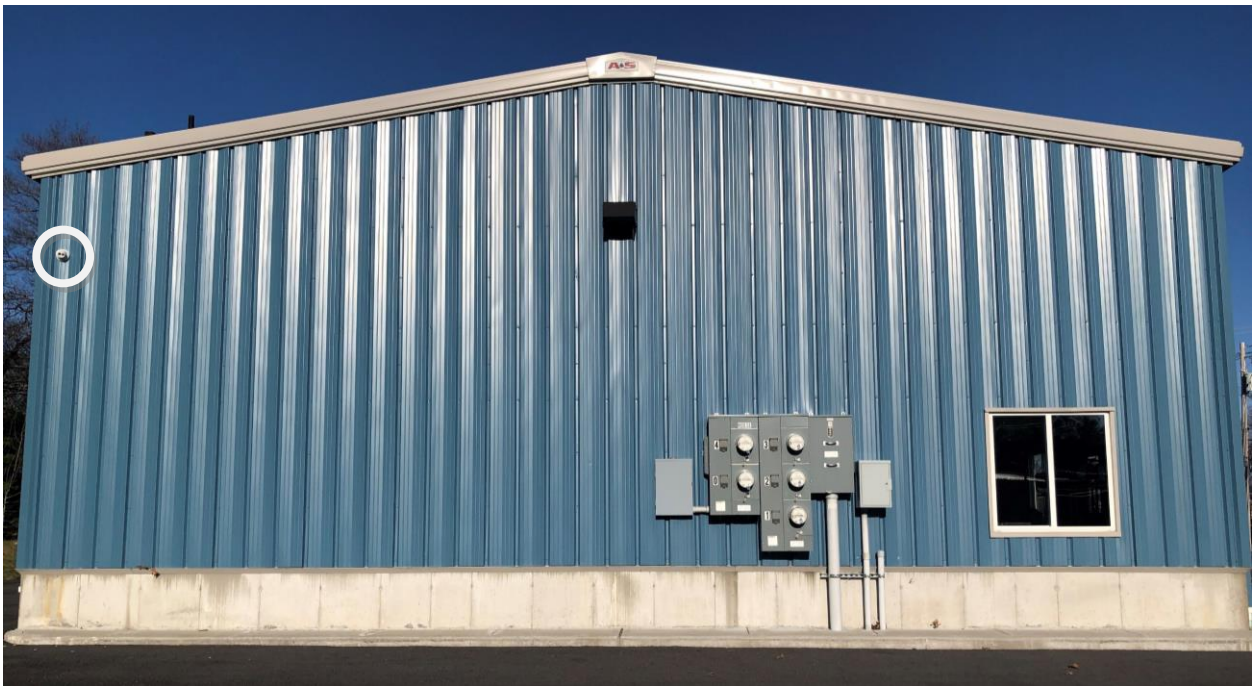


## Exhibit A

6 Cameras currently monitor the building 24/7

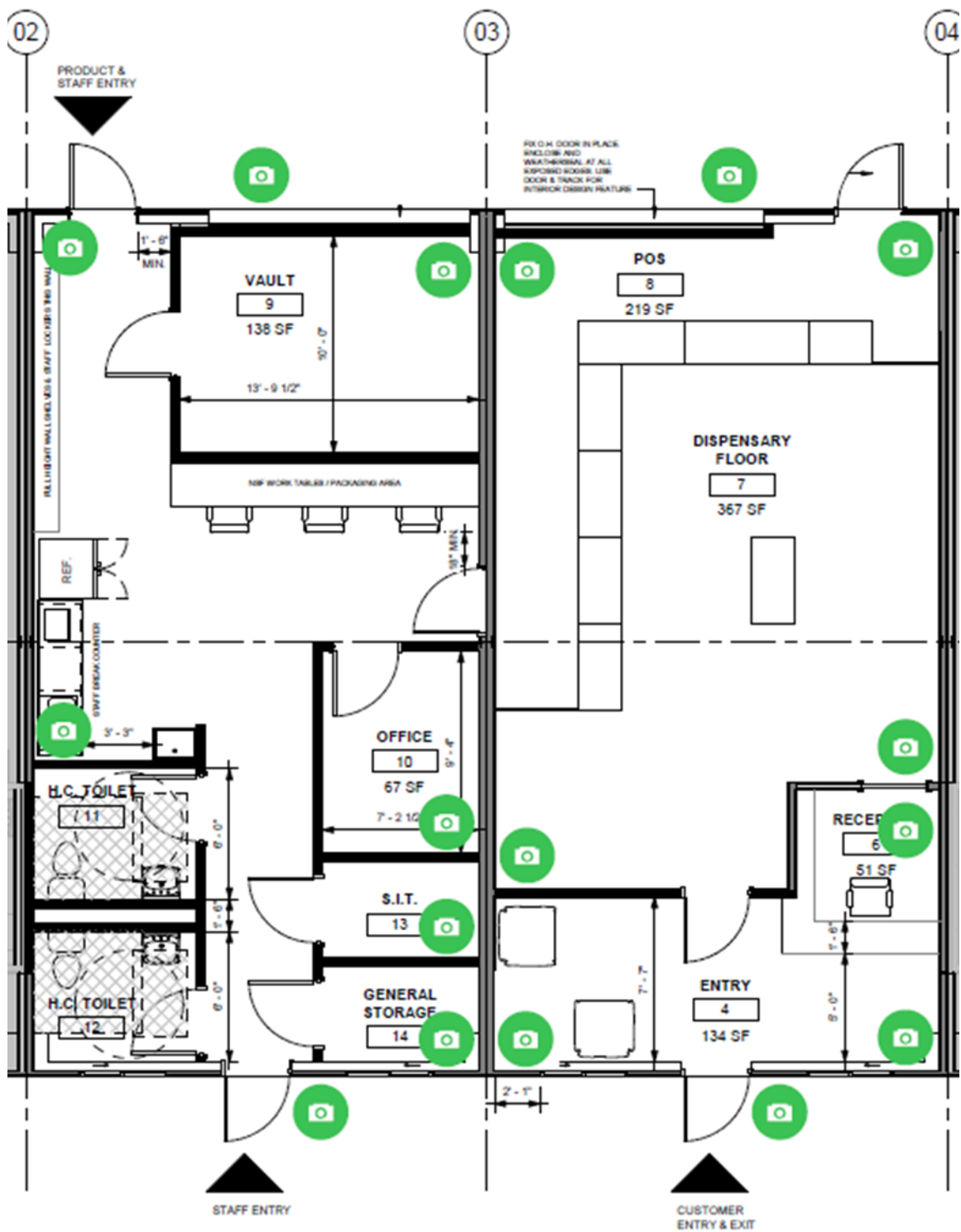








## Security Cameras within the retail dispensary and employee space





## **Addendum – Security Process and related CCC regulations**

1. Positively identify individuals seeking access to the premises of the Marijuana Establishment or to whom marijuana or marijuana products are being transported pursuant to 935 CMR 500.105(14) in order to limit access solely to individuals 21 years of age or older;
2. Adopt procedures to prevent loitering and ensure that only individuals engaging in activity expressly or by necessary implication permitted by 935 CMR 500.000: *Adult Use of Marijuana* and its enabling statute are allowed to remain on the premises;
3. Dispose of marijuana in accordance with 935 CMR 500.105(12) in excess of the quantity required for normal, efficient operation as established within 935 CMR 500.105;
4. Secure all entrances to the Marijuana Establishment to prevent unauthorized access;
5. Establish limited access areas pursuant to 935 CMR 500.110(4), which, after receipt of a final license from the Commission, shall be accessible only to specifically authorized personnel, limited to include only the minimum number of employees essential for efficient operation;
6. Store all finished marijuana products in a secure, locked safe or vault in such a manner as to prevent diversion, theft and loss;
7. Keep all safes, vaults, and any other equipment or areas used for the production, cultivation, harvesting, processing (as applicable) or storage, including prior to disposal, of marijuana and marijuana products securely locked and protected from entry, except for the actual time required to remove or replace marijuana;
8. Keep all locks and security equipment in good working order;
9. Prohibit keys, if any, from being left in the locks or stored or placed in a location accessible to persons other than specifically authorized personnel;
10. Prohibit accessibility of security measures, such as combination numbers, passwords or electronic or biometric security systems, to persons other than specifically authorized personnel;
11. Ensure that the outside perimeter of the Marijuana Establishment is sufficiently lit to facilitate surveillance, where applicable;
12. Ensure 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;
13. Develop 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;



14. Develop sufficient additional safeguards, as required by the Commission, for Marijuana Establishments that present special security concerns;
15. Establish procedures for safe cash handling and cash transportation to financial institutions to prevent theft, loss and associated risks to the safety of employees, customers and the general public;
16. Share the Flower & Soul's security plan, floor plan or layout of the facility and procedures with local law enforcement authorities including police and fire departments, and updating law enforcement authorities including police and fire departments if the plans or procedures are modified in a material way, including the addition of plans to delivery directly to consumers in the case of receipt of a delivery endorsement;
17. Identifying when the use of flammable or combustible solvents, chemicals or other materials are in use at the Marijuana Establishment and sharing such information with law enforcement authorities including police and fire departments in the municipality where the facility is located, as required by the municipality; and
18. Require all employees of the Marijuana Establishment to visibly display an employee identification badge issued by the Marijuana Establishment at all times while at the Marijuana Establishment or transporting marijuana.

The Flower & Soul shall establish 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. Said limited access areas will be identified by the posting of a sign that shall be a minimum of 12" x 12" and which states: *"Do Not Enter—Limited Access Area—Access Limited to Authorized Personnel Only"* in lettering no smaller than one inch in height. All limited access areas shall be clearly described in a diagram of the licensed premises reflecting entrances and exits, including loading areas, walls, partitions, counters, propagation, vegetation, flowering, processing, production, storage, disposal and retail sales areas (as applicable), to be filed with the Commission in a form and manner determined by the Commission.

At all times following receipt of a final license from the Commission, access to limited access areas shall be restricted to employees, agents or volunteers specifically permitted by the Marijuana Establishment, agents of the Commission, Commission delegees, and state and local law enforcement authorities acting within their lawful jurisdictions, police and fire departments, and emergency medical services acting in the course of their official capacity.

Following receipt of a final license from the Commission, all outside vendors, contractors, and visitors shall obtain a visitor identification badge prior to entering a limited access area, and shall be escorted at all times by a marijuana establishment agent authorized to enter the limited access area. The visitor identification badge shall be visibly displayed at all times while the visitor is in any limited access area. All visitors must 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 Marijuana Establishment on exit.

The Flower & Soul shall design and implement a security system designed to prevent and detect diversion, theft or loss of marijuana and/or unauthorized intrusion, utilizing commercial grade equipment which shall, at a minimum, include:



1. A perimeter alarm on all building entry and exit points and perimeter windows;
2. A failure notification system that provides an audible, text or visual notification to designated employees within five (5) minutes of any failure in the security system either by telephone, email or text message;
3. A duress alarm, panic alarm or hold-up alarm connected to local public safety or law enforcement authorities;
4. Video cameras in the following areas: (1) all areas that may contain marijuana; (2) vaults or safes used for the purpose of securing cash; and (3) at all points of entry and exit and in any parking lot, and in any case, which shall be appropriate for the normal lighting conditions of the area under surveillance. The cameras shall be directed at all safes, vaults, sales areas and areas where marijuana is cultivated, harvested, processed, prepared, stored, handled or dispensed or where cash is kept and processed. Cameras shall be angled so as to allow for the capture of clear and certain identification of any person entering or exiting the Marijuana Establishment or area;
5. Recordings from all video cameras, which shall be enabled to record twenty-four (24) hours each day and be available for immediate viewing by the Commission on request for at least the preceding ninety (90) calendar days or the duration of a request to preserve the recordings for a specified period of time made by the Commission, whichever is longer. Video cameras may use motion detection sensors to begin recording, so long as the motion detection sensor system provides an alert to designated employees subject to the approval of the Commission or its delegee. If the Flower & Soul receives notice that the motion detection sensor is not working correctly, it shall take prompt action to make corrections and document those actions. Recordings shall not be destroyed or altered, and shall be retained as long as necessary if the Marijuana Establishment is aware of a pending criminal, civil or administrative investigation or legal proceeding for which the recording may contain relevant information;
6. The ability to immediately produce a clear, color still image whether live or recorded;
7. A date and time stamp shall be embedded in all recordings, which shall be synchronized and set correctly at all times and shall not significantly obscure the picture;
8. The ability to remain operational during a power outage for a minimum of four (4) hours and, if it appears likely that the outage will last for more than four (4) hours, the Flower & Soul shall take sufficient steps to ensure security on the premises in consultation with the Commission; and
9. A video recording that allows for the exporting of still images in an industry standard image format, including .jpg, .bmp and .gif. Exported video shall have 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 shall also have the ability to be saved in an industry standard file



format that may be played on a standard computer operating system. All recordings shall be erased or destroyed prior to disposal.

The Flower & Soul shall have a back-up alarm system, with all the capabilities of the primary system, provided by a Flower & Soul supplying commercial grade equipment, which shall not be the same Flower & Soul supplying the primary security system.

The Flower & Soul shall keep and maintain all security system equipment and recordings in a secure limited access area on site that shall remain locked and shall not be used for any other function, so as to prevent theft, loss, destruction and alterations. Access to said surveillance / security area shall 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 shall be available to the Commission upon request. All security equipment shall be in good working order and shall be inspected and tested at regular intervals, not to exceed 30 calendar days from the previous inspection and test.

The Flower & Soul shall maintain all trees, bushes and other foliage outside of the Marijuana Establishment so as to prevent a person or persons from concealing themselves from sight.

#### **Cash Handling and Transportation Procedures:**

- (a) The Flower & Soul shall implement adequate security measures and procedures for safe cash handling and cash transportation to financial institutions or Massachusetts Department of Revenue (the “DOR”) facilities to prevent theft and loss, and to mitigate associated risks to the safety of employees, customers and the general public, including but not limited to:
  - 1. An on-site secure locked safe or vault maintained in an area separate from retail sales areas used exclusively for the purpose of securing cash;
  - 2. Video cameras directed to provide images of areas where cash is kept, handled and packaged for transport to financial institutions or DOR facilities, provided that the cameras may be motion-sensor activated cameras and provided, further, that all cameras be able to produce a clear, still image whether live or recorded;
  - 3. A written process for securing cash and ensuring transfers of deposits to the Marijuana Establishment’s financial institutions and DOR facilities on an incremental basis consistent with the requirements for deposit by the financial institution or DOR facilities, which shall include, at a minimum, the following:
    - a. The use of a locked bag for the transportation of cash from a Marijuana Establishment to a financial institution or DOR facility;
    - b. Any transportation of cash be conducted in an unmarked vehicle;
    - c. Two (2) registered Marijuana Establishment Agents employed by the Licensee shall be present in the vehicle at all times during transportation of deposits;



- d. Real-time GPS tracking of the vehicle shall occur at all times when transporting cash;
- e. Require access to two-way communications between the transportation vehicle and the Marijuana Establishment; and
- f. Prohibit the transportation of Marijuana or Marijuana Products at the same time that cash is being transported for deposit to a financial institution or DOR facility; and
- g. Use of an armored transport provider that is licensed pursuant to M.G.L. c. 147, § 25 (watch, guard or patrol agency) and has been approved by the financial institution or DOR facility.

Alternative Cash Handling and Transportation Procedures (if approved by the Commission and the financial institution or DOR facility) shall be included in this *Security Policy*, shared with law enforcement in the municipality in which the subject facility is licensed, and periodically updated as required under 935 CMR 500.110(1)(q).

The Flower & Soul shall notify appropriate law enforcement authorities and the Commission of any breach of security or other reportable incident defined in 935 CMR 500.110(9) immediately and, in no instance, more than twenty-four (24) hours following discovery of the breach or incident. Notification shall occur, but not be limited to, during the following occasions:

- 1. Discovery of inventory discrepancies;
- 2. Diversion, theft or loss of any marijuana product;
- 3. Any criminal action involving or occurring on or in the Marijuana Establishment premises or involving the Flower & Soul or its marijuana establishment agents;
- 4. Any suspicious act involving the sale, cultivation, distribution, processing or production of marijuana by any person;
- 5. Unauthorized destruction of marijuana;
- 6. Any loss or unauthorized alteration of records related to marijuana;
- 7. An alarm activation or other event that requires response by public safety personnel, including but not limited to local law enforcement, police and fire departments, public works or municipal sanitation departments, and municipal inspectional services departments, or security personnel privately engaged by the Flower & Soul;
- 8. The failure of any security alarm system due to a loss of electrical power or mechanical malfunction that is expected to last more than eight (8) hours;
- 9. A significant motor vehicle crash that occurs while transporting or delivery marijuana or marijuana products and would require the filing of a motor vehicle crash operator report pursuant to M.G.L. c. 90 section 26, provided however that



a motor vehicle crash that renders the Licensee's vehicle inoperable shall be reported immediately to state and local law enforcement so that the marijuana or marijuana product(s) may be adequately secured; or

10. Any other breach of security.

The Flower & Soul shall, within ten (10) calendar days, provide notice to the Commission of any incident described in 935 CMR 500.110(7)(a) by submitting an incident report in the form and manner determined by the Commission which details the circumstances of the event, any corrective action taken, and confirmation that the appropriate law enforcement authorities were notified.

All documentation related to an incident that is reportable pursuant to 935 CMR 500.110(9)(a) shall be maintained by the Flower & Soul for not less than one year or the duration of an open investigation, whichever is longer, and made available to the Commission and law enforcement authorities upon request.

The Flower & Soul shall, on an annual basis, obtain at its own expense, a security system audit by a vendor approved by the Commission. A report of such audit shall be submitted, in a form and manner determined by the Commission, no later than 30 calendar days after the audit is conducted. If the audit identifies concerns related to the Marijuana Establishment's security system, the Flower & Soul will submit a plan to mitigate those concerns within ten (10) business days of submitting the audit.

Notwithstanding anything contained herein to the contrary, if the Flower & Soul implements other specific safeguards that may be regarded as an adequate substitute for the requirements set forth in 935 CMR 500.110(1), (5), (6) and (7), it will submit a request to the Commission for review and approval, in a form and manner as determined by the Commission. Any additional or other specific safeguards will also be submitted to the local law enforcement authorities and fire services for review and comment. For purposes of cash handling and cash transportation, only alternative safeguards that comply with the requirements of 935 CMR 500.110(7)(b) shall be considered to be adequate substitutes.

**Access to the Commission, Emergency Responders and Law Enforcement.**

1. The following individuals shall have access to a Marijuana Establishment or Marijuana Establishment transportation vehicle:
  - a. Representatives of the Commission in the course of responsibilities authorized by St. 2016, c. 334, as amended by St. 2017, c. 55, M.G.L. c. 94G, and 935 CMR 500.000: *Adult Use of Marijuana*;
  - b. Representatives of other state agencies of the Commonwealth; and
  - c. Emergency responders in the course of responding to an emergency.

**Hours of Operation:** The Flower & Soul shall provide all hours of operation and after-hours contact information to the Commission, shall make the same information available to all law enforcement authorities upon request, and shall update it as required under 935 CMR 500.000: *Adult Use of Marijuana*.

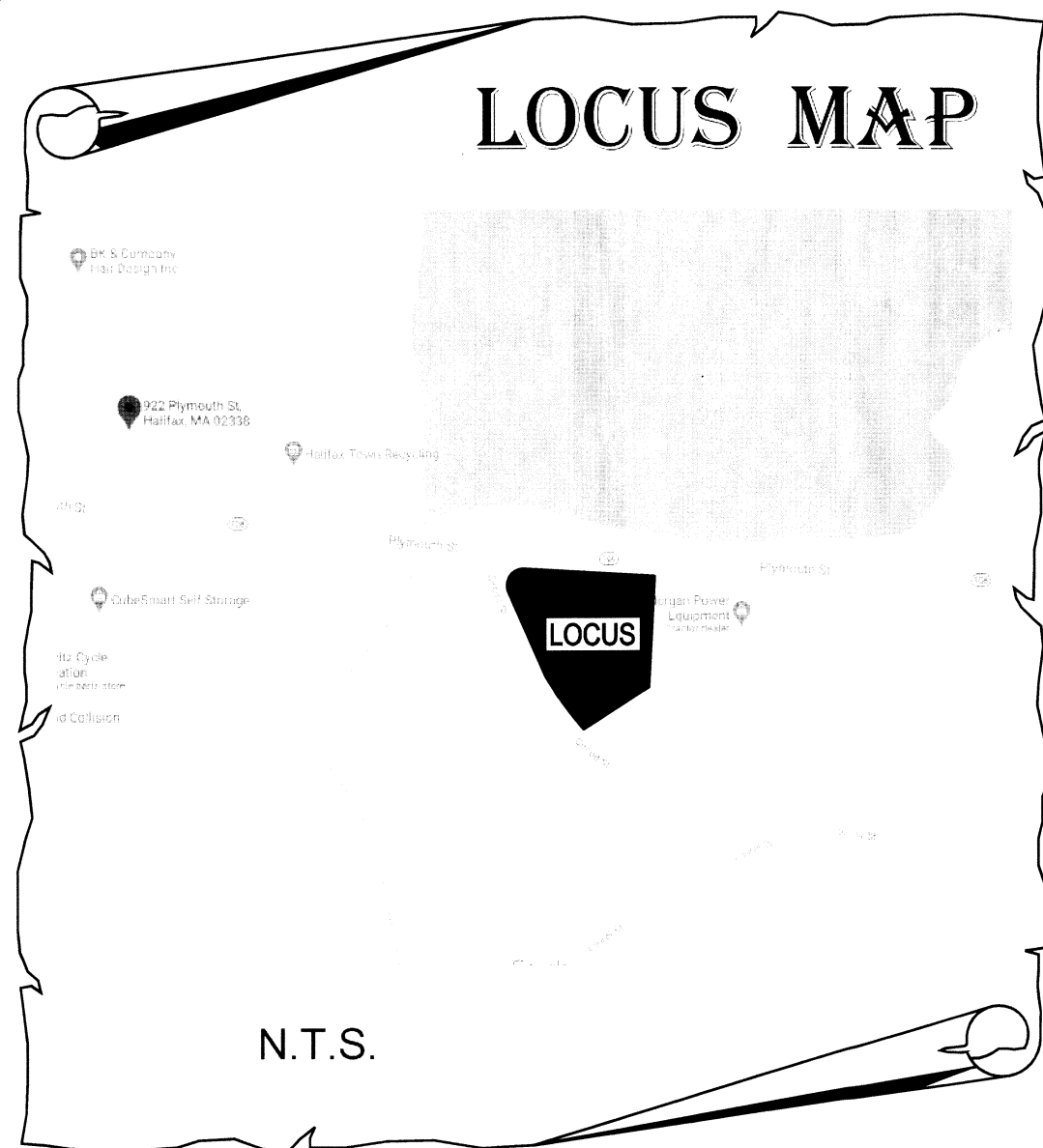
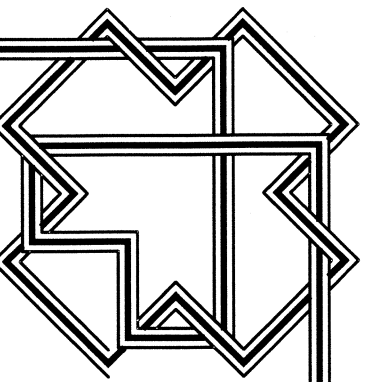
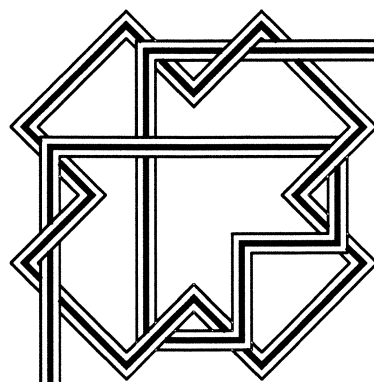


The Company will operate within the Bylaw of 8am to 8pm and shall operate the Establishment from the hours of 9am through 8pm, Monday through Sunday, excluding legal holidays.

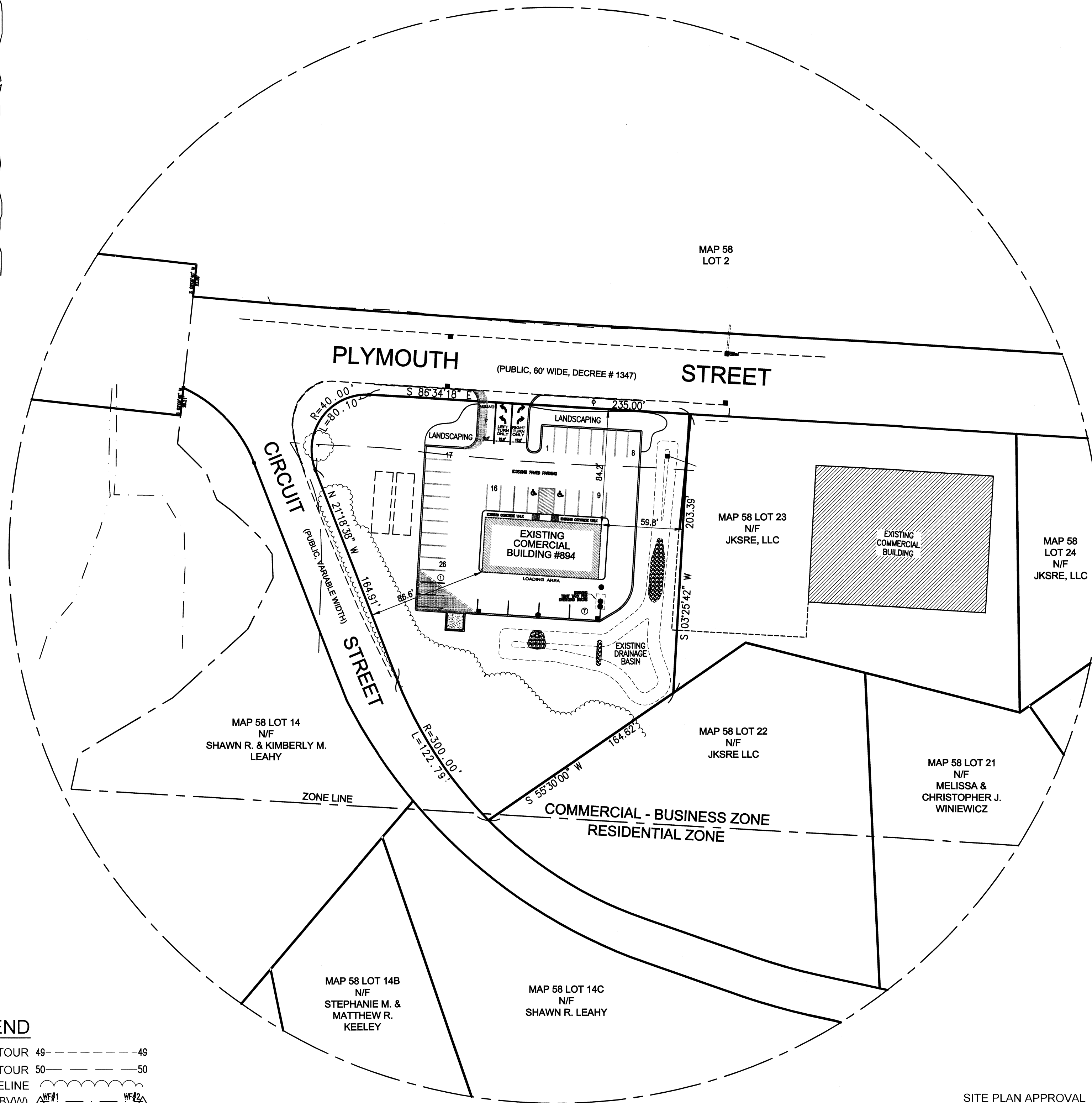
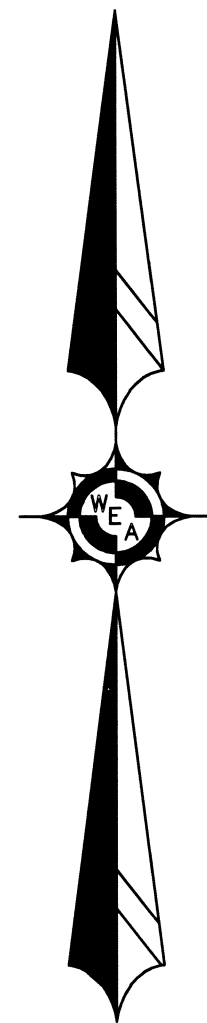


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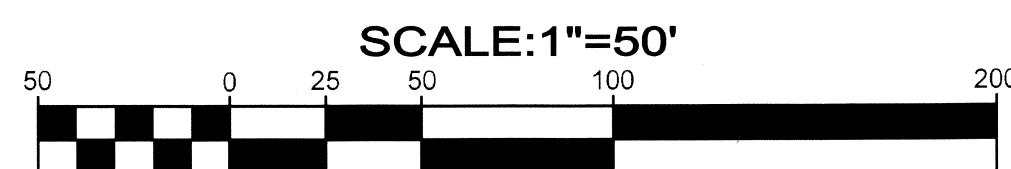




N.T.S.



LEGEND	
EXISTING 1' CONTOUR	49
EXISTING 5' CONTOUR	50
EXISTING TREELINE	
EXISTING BORDERING VEGETATED WETLANDS LINE (BVWL)	
EXISTING UTILITY POLE	
EXISTING FENCE LINE	
CONCRETE BOUND	
PROPOSED EROSION CONTROL LINE	
PROPOSED CONTOUR LINE	
PROPOSED EDGE OF PAVEMENT / CAPE COD BERM	
PROPOSED SITE LIGHTING	
PROPOSED CATCH BASIN	
PROPOSED DRAIN MANHOLE	
PROPOSED TRAFFIC FLOW ARROWS	
PROPOSED WATER SERVICE	
PROPOSED SPOT GRADE	



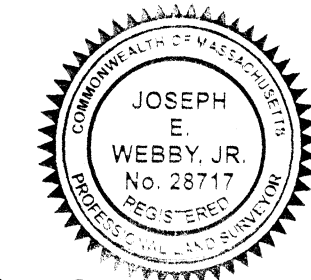
SITE PLAN APPROVAL  
DATE: \_\_\_\_\_

HALIFAX PLANNING BOARD

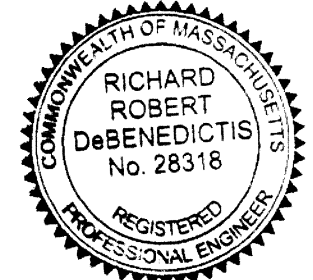
ZONING INTENSITY SCHEDULE							
DISTRICT	MIN. LOT AREA IN SQUARE FEET	CONT. FRONTAGE IN FEET	FEET	MAX. LOT HEIGHT BY BLDG. IN % (2)	MIN. OPEN SPACE IN %	MINIMUM YARD SIZE	
COMMERCIAL BUSINESS	40,000	150	40	25	30	30	40
EXISTING CONDITIONS				EXISTING BUILDING			
COMMERCIAL BUSINESS	60,937	235	35	5.58	59	59.8 99.3	84.2 (PLYMOUTH) 86.6 (CIRCUIT)
PROPOSED CONDITIONS				EXISTING BUILDING			
COMMERCIAL BUSINESS	60,937	235	35	5.58	57	59.8 99.3	84.2 (PLYMOUTH) 86.6 (CIRCUIT)

NOTES:

- LOCUS IS SHOWN AS LOT 4 ON MAP 58 OF THE TOWN OF HALIFAX ASSESSORS PLANS.
- RECORD OWNER: PAUL REED
- APPLICANT: FLOWER & SOUL
- LOT SIZE: 60,937 S.F. (1.400 ACRES)
- ZONING: COMMERCIAL & BUSINESS
- EXISTING BUILDING SIZE: 85'L x 40'W (3,400 S.F.)
- PROPOSED USE: RETAIL
- PARKING CRITERIA:  
1 SPACE FOR EACH 175 S.F. OF GROSS FLOOR AREA OF ANY RETAIL, WHOLESALE, SERVICE, ESTABLISHMENT, OFFICE OR PROFESSIONAL BUILDING, IF 45% OF LOT IS LEFT AS GREEN SPACE  
EXISTING BUILDING AREA - 3,400 S.F. / 175 = 20 SPACES REQUIRED  
EXISTING PARKING SPACES = 26 PARKING SPACES PROVIDED  
PROPOSED EXPANDED PARKING = 7 PARKING SPACES  
TOTAL = 33 PARKING SPACES



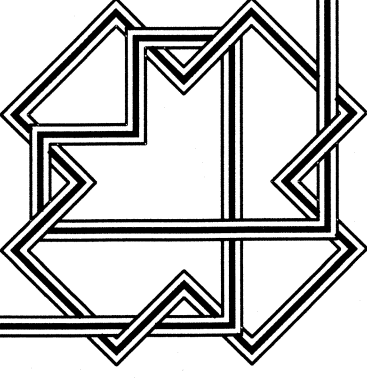
REGISTERED LAND SURVEYOR  
DATE: 4/1/21



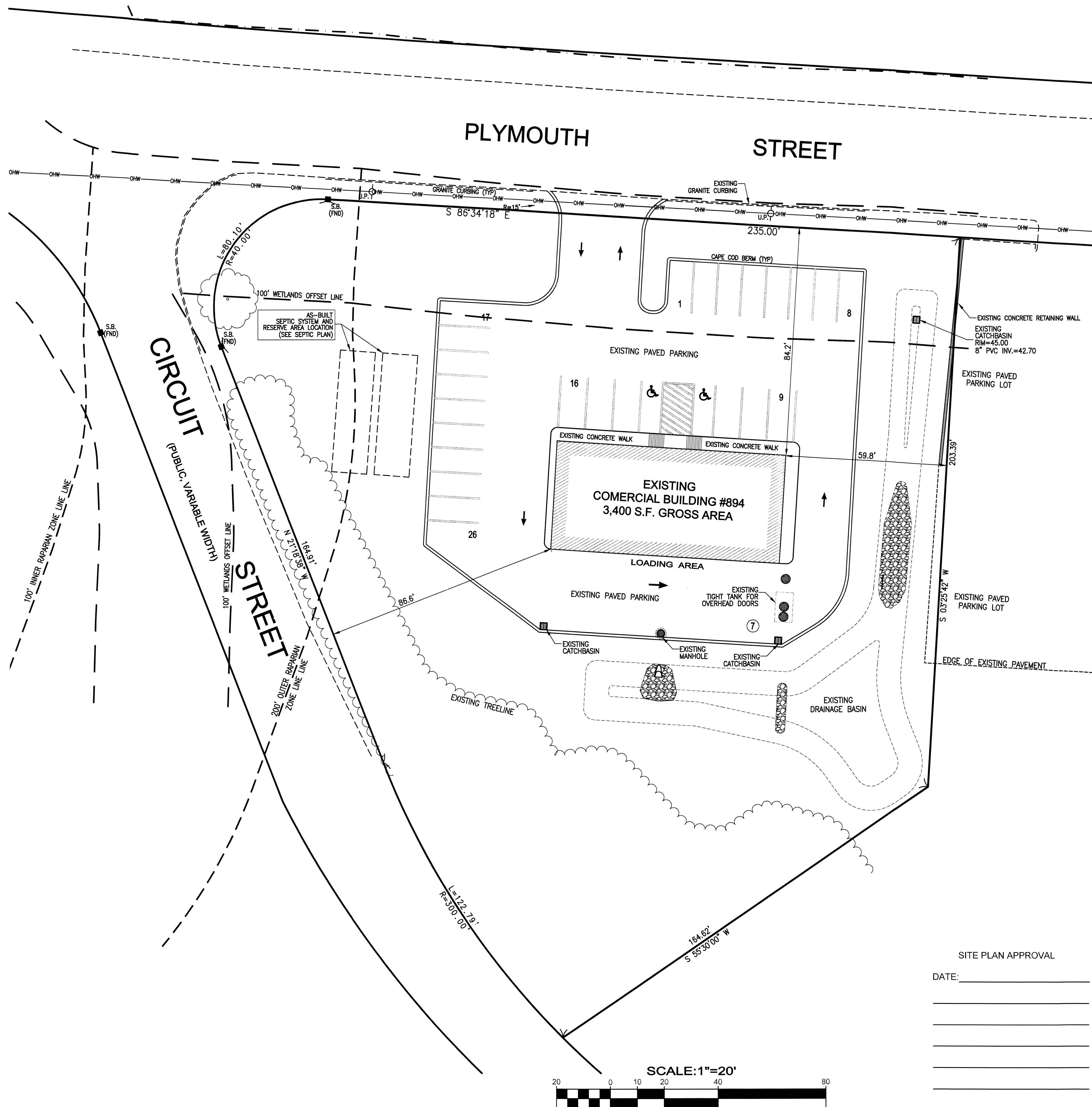
REGISTERED PROFESSIONAL ENGINEER  
DATE: 4/1/21

REVISIONS		SCALE:	1"=50'
DATE	DESCRIPTION	DATE:	3/30/21
		DRAWN BY:	GTH
		JOB NO.:	W-5088
		SHEET NO.:	1
			OF 3 SHEETS

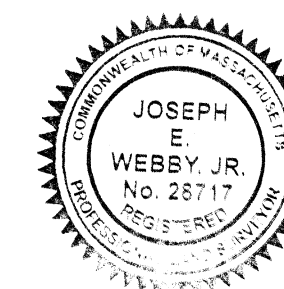
SITE PLAN MODIFICATION OF  
894 PLYMOUTH STREET  
IN  
**HALIFAX, MASSACHUSETTS**  
PREPARED FOR  
FLOWER & SOUL  
**WEBBY ENGINEERING ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
180 COUNTY ROAD, PLYMPTON MA. 02367  
Tel.: (781)-585-1164



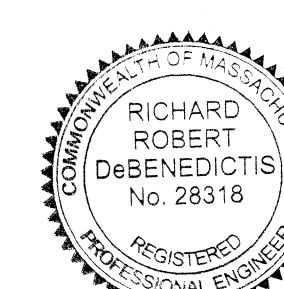




' EXISTING CONDITIONS '



JOSEPH E. WEBBY JR.  
No. 28717  
REGISTERED LAND SURVEYOR  
DATE 4/5/21

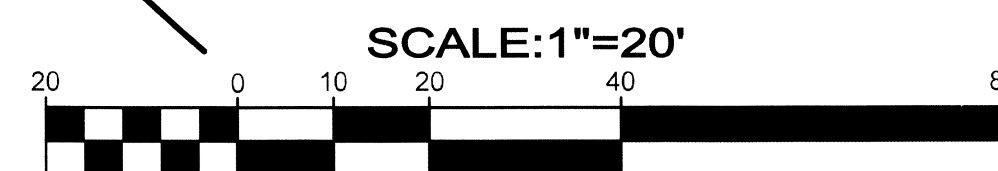


RICHARD ROBERT DEBENEDICTIS  
No. 28318  
REGISTERED PROFESSIONAL ENGINEER  
DATE 4/5/2021

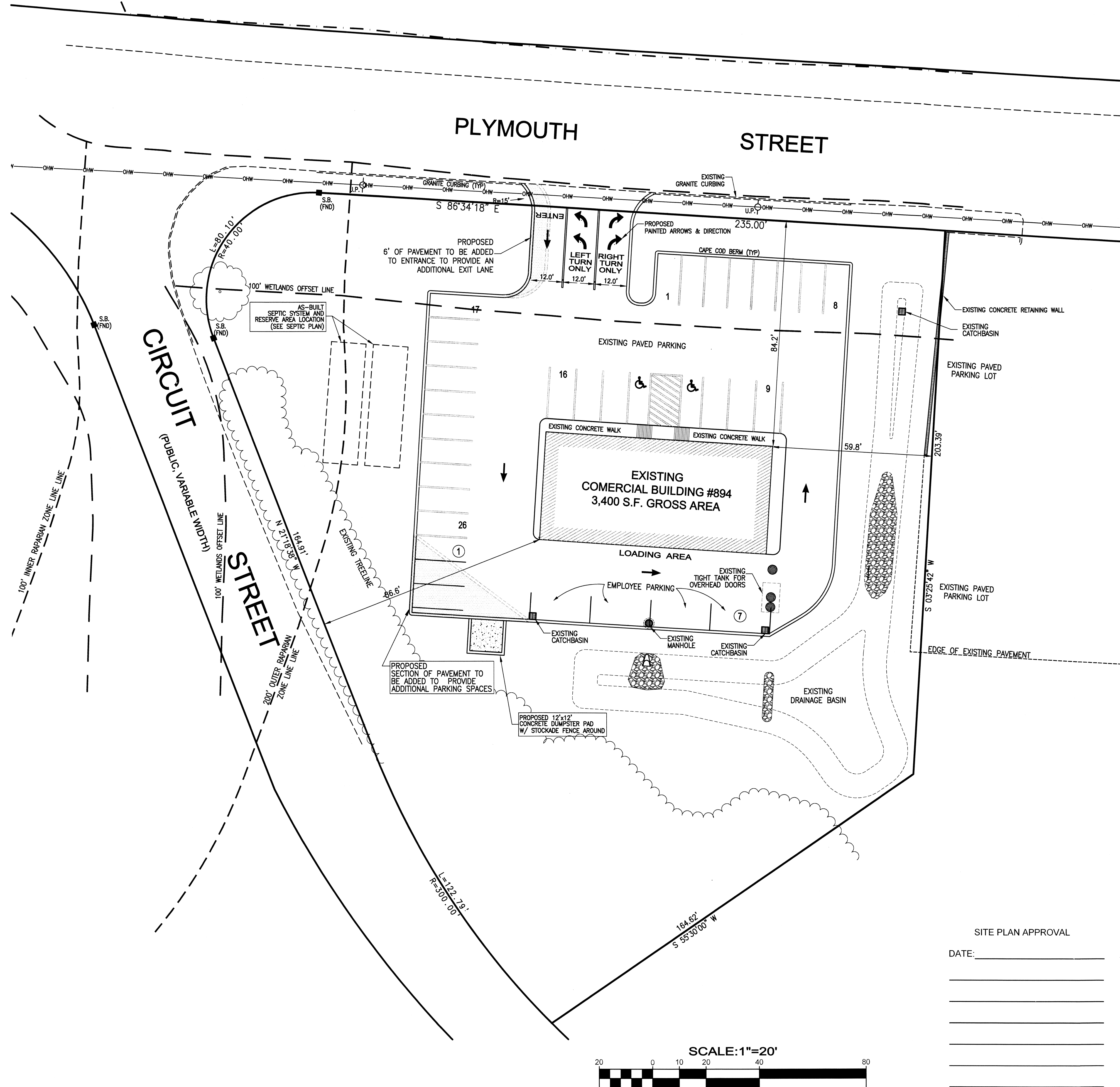
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DATE	DESCRIPTION	DATE:	3/30/21
		DRAWN BY:	GTH
		JOB NO.:	W-5088
		SHEET NO.:	2
			OF 3 SHEETS

SITE PLAN MODIFICATION OF  
894 PLYMOUTH STREET  
IN  
**HALIFAX, MASSACHUSETTS**  
PREPARED FOR  
FLOWER & SOUL  
**WEBBY ENGINEERING ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
180 COUNTY ROAD, PLYMPTON MA. 02367  
Tel.: (781)-585-1164

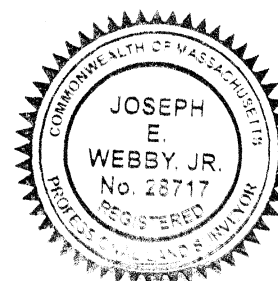
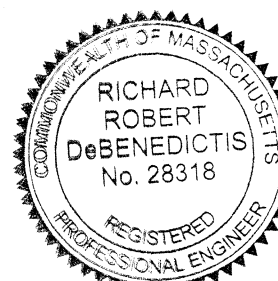
SITE PLAN APPROVAL  
DATE: \_\_\_\_\_  
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HALIFAX PLANNING BOARD







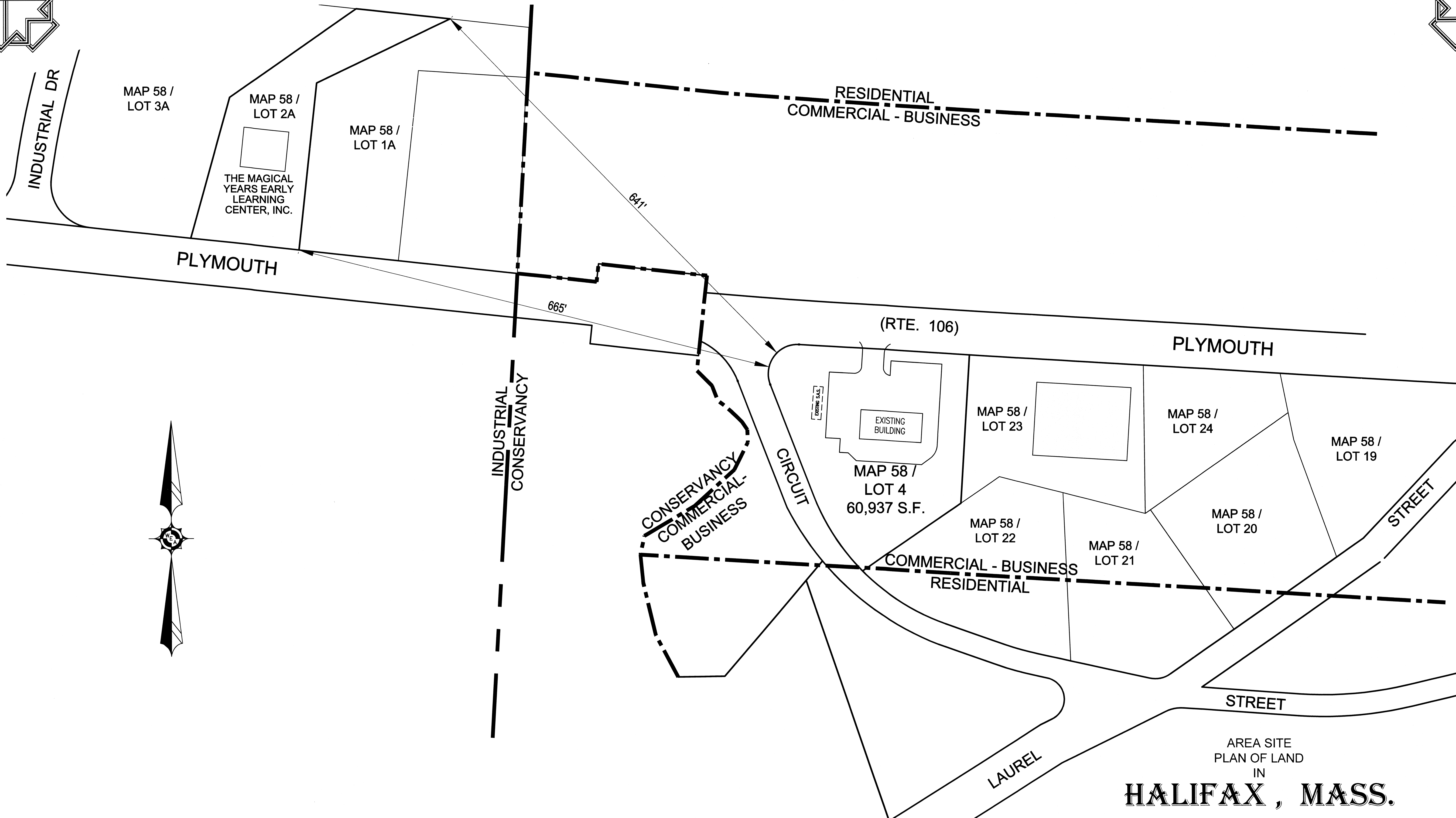
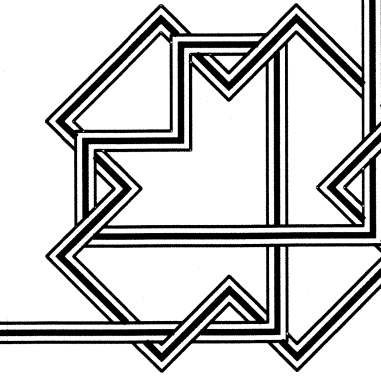
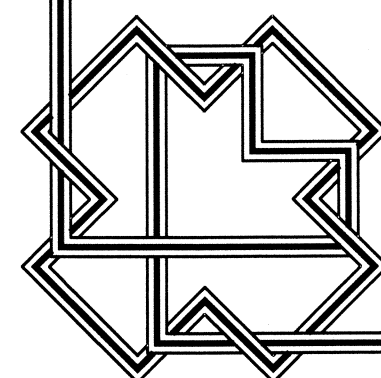
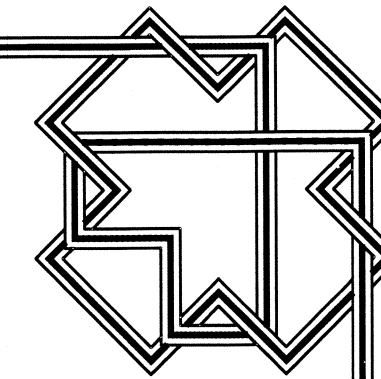
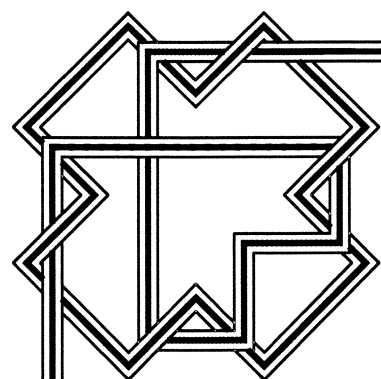
' PROPOSED CONDITIONS '

 JOSEPH E. WEBBY, JR. No. 23717 REGISTERED PROFESSIONAL ENGINEER <i>Joseph E. Webby, Jr.</i> REGISTERED LAND SURVEYOR 4/5/21 DATE		 RICHARD ROBERT DeBENEDICTIS No. 28318 REGISTERED PROFESSIONAL ENGINEER <i>R. DeBenedictis</i> REGISTERED PROFESSIONAL ENGINEER 4/5/2021 DATE	
REVISIONS			
DATE	DESCRIPTION	SCALE:	1"=20'
		DATE:	3/30/21
		DRAWN BY:	GTH
		JOB NO.:	W-5088
		SHEET NO.:	3
			OF 3 SHEETS

SITE PLAN MODIFICATION OF  
894 PLYMOUTH STREET  
IN  
**HALIFAX, MASSACHUSETTS**  
PREPARED FOR  
FLOWER & SOUL  
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CIVIL ENGINEERS & LAND SURVEYORS  
180 COUNTY ROAD, PLYMPTON MA. 02367  
Tel.: (781)-585-1164

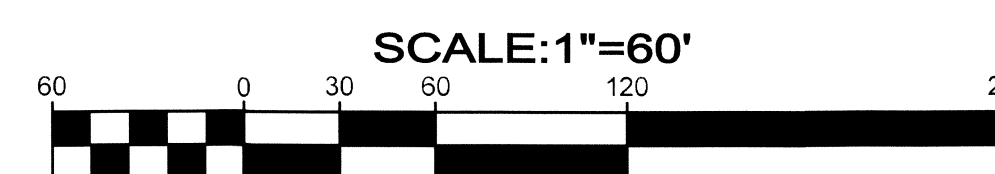
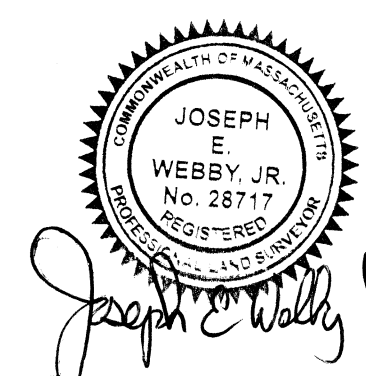
SITE PLAN APPROVAL  
DATE: \_\_\_\_\_  
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HALIFAX PLANNING BOARD





AREA SITE  
PLAN OF LAND  
IN  
**HALIFAX, MASS.**

PREPARED FOR  
FLOWER & SOUL  
SCALE: 1"=60' MARCH 8, 2021  
WEBBY ENGINEERING ASSOCIATES, INC.  
ENGINEERS & LAND SURVEYORS  
180 COUNTY ROAD - PLYMPTON, MA.  
02367 TEL. 1-781-585-1164  
DRAWN BY: GTH W-5088





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# **Town of Halifax** Commonwealth of Massachusetts

## **Planning Board**

499 Plymouth Street • Halifax, MA 02338 • 781-293-1735

**To: All Interested Person(s) and/or Parties\***

**Re: Planning Board Filing Fees:**

Dear Applicant:

The Following is a breakdown of the Filing Fees for an applicant for a Public Hearing or petition with the Planning Board.

	<b>Fee</b>	<b>Review Engineer Fee or other</b>
Preliminary Subdivision	\$625.00	\$100.00 per lot
Definitive Subdivision	\$1,250.00	\$250.00 per lot
Form A	\$50.00	\$25.00 per lot (minimum \$75.00)
Site Plan Review	\$100.00	(additional fee may be charged if Review engineer is needed)
Special Permit	\$125.00	
Abutters List (when required)	\$25.00	
Advertising (when required for 2 consecutive weeks)	\$84.00	\$42.00 per advertisement
Postage	\$6.90	per certified mail plus \$.50 per abutter

**\*Note: Should any interested person(s) and/or parties like any further information on the regular meeting schedule, status and/or outcome of a specific petition, please feel free to contact the office at the above listed phone number.**

5/6/20



**7**



**TOWN OF HALIFAX  
COMMONWEALTH OF MASSACHUSETTS**

**OFFICE OF THE PLANNING BOARD**

**HOW TO FILE AN APPLICATION FOR A SPECIAL PERMIT**

1. Pick up your application for a special permit from the Planning Board Secretary or the Town Clerk's Office. The applicant packet will include:
  - Application for Hearing Sheet
  - Cover Letter, explaining fees
  - This set of Instructions
  - Prerequisites for Granting a Special Permit Form
  - Procedure at a Public Hearing Form
  - Four (4) Copies of the Application Cover Sheet
  - Request for Abutter's List

The Planning Board Secretary or Town Clerk's Office can tell you the date of the next Planning Board meeting and the deadline for filing your application.

2. After picking up your application, go to the Assessor's Office and request a certified list of abutters. This list includes abutters within 300 feet or 2 abutters of the property in question. The Assessor's Office has 10 days to provide you with this list. When the list is complete the Assessor's Office will forward it to the Town Clerk and let you know it is ready. This list MUST be submitted with the packet to be considered as a complete filing.
3. Complete all four (4) application cover sheets, include:
  - four (4) copies of a certified plot plan (when applicable)
  - four (4) copies of the application for hearing sheet

When you fill out the application be sure to include detailed reasons for a Special Permit, take note of the "Prerequisites for Granting a Variance of Special Permit" form included in your packet.

4. When your abutters list is ready you may submit your application to the Town Clerk. They will let you know the exact amount of the fee for the application, depending on the number of abutters you have, and will add to your application copies of your abutters list. The fee must be paid upon submission of your application. They will then date and time stamp the application, keep a copy for their files and forward three (3) copies to the Planning Board.

**Be sure your applications are complete, and everything is included. The Town Clerk cannot accept incomplete applications.**



## **WHAT HAPPENS NEXT?**

1. The Planning Board Secretary will schedule a Public hearing upon receipt of the completed application, allowing time for notifying abutters and publishing the announcement of the Public Hearing in a local newspaper for 2 weeks prior to the hearing. You, as the applicant will receive a copy of the notice by certified mail showing the date and time of your public hearing before the Planning Board.
2. At the public hearing you will be given a chance to speak to your petition. The Planning Board will then ask you questions or offer comments regarding your application, after which any townspeople or audience members in attendance will be able to ask questions. Comments are then accepted from those in favor and then those opposed to the petition. (This procedure is explained in full in the "Procedures at a Public Hearing" form included in your application packet.)
3. A hearing on an application for a Special Permit will generally be followed by a site inspection by members of the Planning Board, unless waived by the Board. The site inspection is typically scheduled for the week following the public hearing.
4. A decision will usually be rendered at its next scheduled meeting. (The Board can not, by law, take a formal vote at the site inspection.) The Board then files the decision with the Town Clerk, as soon as possible (within 14 days). You will receive the decision letter in the mail showing the date that the decision was filed with the Town Clerk.
5. There is a twenty (20) day waiting period to allow for any appeal(s) of the decision. Once the waiting period has elapsed you may pick up a copy of the decision certified by the Town Clerk. The copy certifies that twenty (20) days have elapsed since the decision was filed in the Office of the Town Clerk, without any appeal having been filed or that any appeal filed has been dismissed or denied.
6. The certified decision must then be recorded in the Plymouth County Registry of Deeds or with the Assistant Registrar of the Land Court for Plymouth County.
7. A copy of the receipt showing that your decision has been recorded should be filed with the Town Clerk. A copy of the registry receipt should be provided to the Building Inspector and the Planning Board.

If the decision has not been filed with the Registry of Deeds within two (2) years (for a special permit) the decision becomes null and void.

**\*\*\*After the 20-day waiting period, it is the applicant's responsibility to file the decision with the Plymouth County Registry of Deeds and return the stamped copy to the Town Clerk.**



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# **Town of Halifax**    Commonwealth of Massachusetts

## **Planning Board**

499 Plymouth Street • Halifax, MA 02338 • 781-293-1735

**To: All Interested Person(s) and/or Parties\***

**Re: Procedures At Public Hearings**

- I. To facilitate an orderly exchange of information, all speakers are to ask questions or add comments through the Chairperson.
- II. Order Of Speakers:
  1. Secretary reads the "Notice of Public Hearing".
  2. The petitioner(s) or spokesperson(s) speaks to the petition.
  3. Members of the Planning Board question the petitioner(s) and/or spokesperson(s).
  4. Members of other Town Boards or Town Officials question the petitioner (through the Chairman of the Board) or offer their comments as to the petition.
  5. Townspeople ask questions concerning the petition.
  6. Attendees who are in favor of the petition speak.
  7. Attendees who are not in favor of the petition speak.
- III. Hearing normally concludes in one of the following manner:
  1. A continuance of the hearing is required and to continue at the next regular meeting with a specified date and time.
  2. An on-site inspection may be required and scheduled for a specified date and time.
  3. An on-site inspection may be waived. A decision(s) may be voted on at such time or the Board will continue the hearing at the next meeting with a specified date and time.
- IV. Decisions are voted at the next regular meeting following a continuance of the hearing and/or following the on-site inspection. No new information will be accepted after the hearing conditions.
- V. All meetings are OPEN TO THE PUBLIC and are posted on the bulletin board at the entrance to the Town Hall Offices.

**\*Note: Should any interested person(s) and/or parties like any further information on the regular meeting schedule, status and/or outcome of a specific petition, please feel free to contact the office at the above listed phone number.**

9/23/08



9



Town of Halifax Assessor's Office  
499 Plymouth Street  
Halifax, MA 02338

Telephone: (781) 293-1721  
Kelly.Dwyer@halifax-ma.org

Board of Assessors  
John Shiavone  
Thomas Millias  
Holly J. Merry, MAA

7th  
OK 2/14/7

TOWN OF HALIFAX  
RECEIVED  
MAR 23 2021  
ASSESSORS

## REQUEST FOR CERTIFIED ABUTTERS LIST

MAP 58 LOT 4 BOOK 46591 PAGE 133

PARCEL ADDRESS REQUESTED 894 Plymouth St

RECORD OWNER Buddy Miles LLC

CONTACT PERSON Brian Wall TELEPHONE# (781) 254-3406

MAILING ADDRESS 800 Hingham St, Rockland MA 02370

SIGNATURE B. m. Wall DATE March 22, 2021

COST: \$25.00

- |  |   |
|--|---|
| <input type="checkbox"/> Board of Selectmen                  | <input checked="" type="checkbox"/> Planning Board      |
| <input type="checkbox"/> 100' - Conservation Commission      | <input type="checkbox"/> 300' - Zoning Board of Appeals |
| <input type="checkbox"/> 100' - Historic District Commission | <input type="checkbox"/> Other                          |

### CERTIFIED LIST OF ABUTTERS

This is to certify that at the time of the last assessment for taxation made by the Town of Halifax, the names and addresses of the parties assessed as adjoining owners to the parcel land shown as above written.

Kelly Dwyer 3/23/2021  
Kelly Dwyer, Administrative Assistant Date

Holly J. Merry, MAA  
Principal Assessor/Appraiser

NOTE: This abutter's list will be valid for three (3) months from the date of signature.

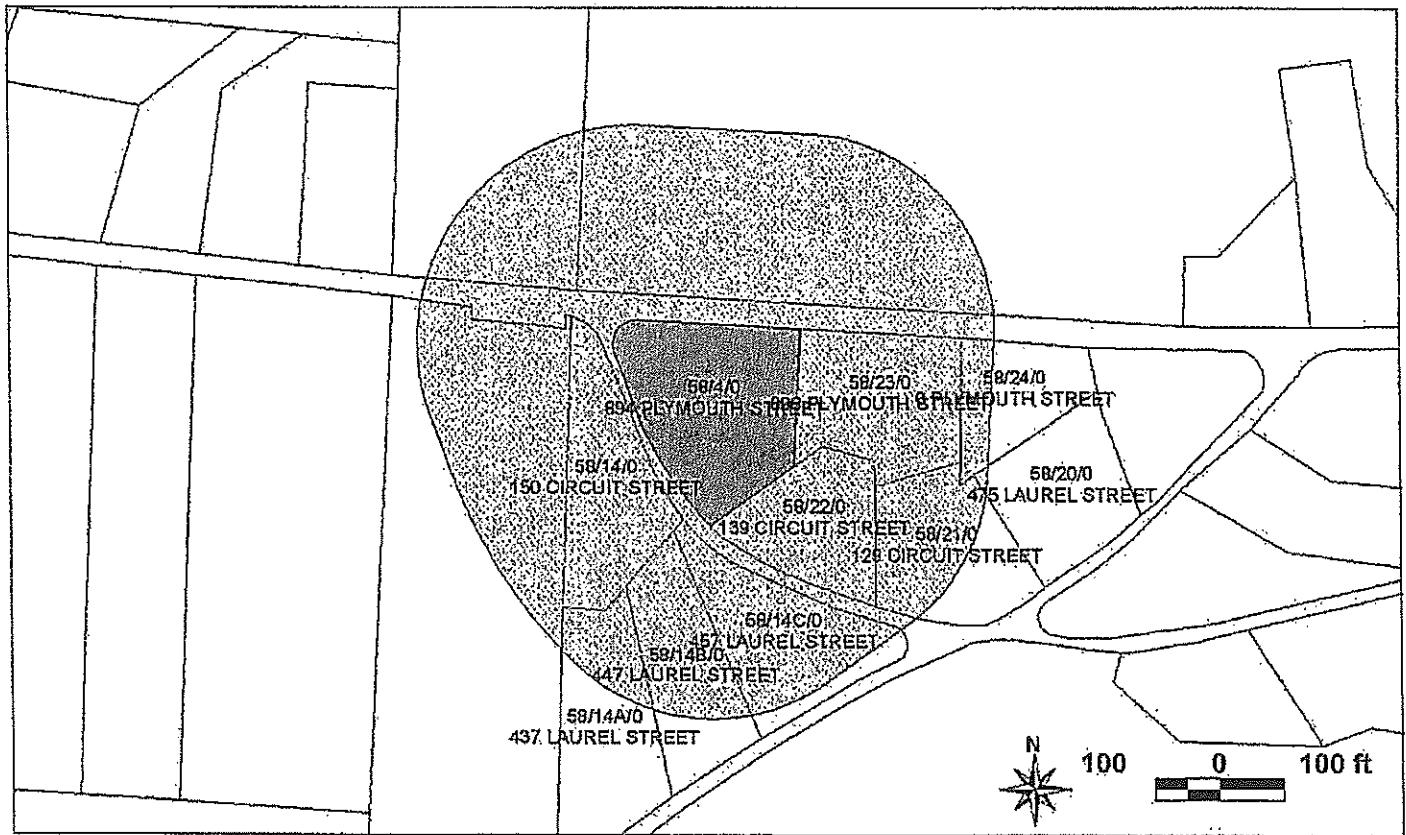
*Please be aware that per Massachusetts General Law (G. L. c 66, § 10) this office has up to 10 calendar days to fulfill this request. You will be contacted by phone or email when the list is completed.*





TOWN OF HALIFAX, MA  
BOARD OF ASSESSORS  
499 PLYMOUTH ST

Abutters List Within 300 feet of Parcel 58/4/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
389	35-2-0-R	BOSTON EDISON CO (NSTAR ELECT.CO) PROP.TAX DEPT	0 MONPONSETT STREET	PO BOX 270	HARTFORD	CT	06141-0270
10351	36-1-0-E	WILDLANDS TRUST, INC	0 ELM STREET	675 LONG POND ROAD	PLYMOUTH	MA	02360
1350	58-4-0-R	BUDDY MILES LLC	894 PLYMOUTH STREET	10 PUTTERS WAY	HALIFAX	MA	02338
469	58-14-0-R	WHITEMAN THOMAS & WHITEMAN WILLIAM	150 CIRCUIT STREET	150 CIRCUIT STREET	HALIFAX	MA	02338
643	58-14A-0-R	LUCIER DEAN	437 LAUREL STREET	437 LAUREL STREET	HALIFAX	MA	02338
973	58-14B-0-R	KEELEY STEPHANIE M KEELEY MATTHEW R	447 LAUREL STREET	447 LAUREL STREET	HALIFAX	MA	02338
554	58-14C-0-R	HAWLEY KRISTEN D & HAWLEY FREDERIC J JR	457 LAUREL STREET	457 LAUREL STREET	HALIFAX	MA	02338
2328	58-20-0-R	SALVATORE PHILIP P HENNESSEY KRISTINE	475 LAUREL STREET	475 LAUREL STREET	HALIFAX	MA	02338
2643	58-21-0-R	WINIEWICZ MELISSA WINIEWICZ CHRISTOPHER J	129 CIRCUIT STREET	129 CIRCUIT STREET	HALIFAX	MA	02338-1623
2162	58-22-0-R	JKSRE LLC	139 CIRCUIT STREET	P O BOX 188	HALIFAX	MA	02338
2184	58-23-0-R	JKSRE LLC	888 PLYMOUTH STREET	PO BOX 198	HALIFAX	MA	02338
1405	58-24-0-R	JKSRE, LLC	0 PLYMOUTH STREET	PO BOX 198	HALIFAX	MA	02338



35-2-0-R

BOSTON EDISON CO  
(NSTAR ELECT.CO) PROP.TAX DEPT  
PO BOX 270  
HARTFORD, CT 06141-0270

36-1-0-E

WILDLANDS TRUST, INC.  
675 LONG POND ROAD  
PLYMOUTH, MA 02360

58-4-0-R

BUDDY MILES LLC  
10 PUTTERS WAY  
HALIFAX, MA 02338

58-14-0-R

WHITEMAN THOMAS &  
WHITEMAN WILLIAM  
150 CIRCUIT STREET  
HALIFAX, MA 02338

58-14A-0-R

LUCIER DEAN  
437 LAUREL STREET  
HALIFAX, MA 02338

58-14B-0-R

KEELEY STEPHANIE M  
KEELEY MATTHEW R  
447 LAUREL STREET  
HALIFAX, MA 02338

58-14C-0-R

HAWLEY KRISTEN D &  
HAWLEY FREDERIC J JR  
457 LAUREL STREET  
HALIFAX, MA 02338

58-20-0-R

SALVATORE PHILIP P  
HENNESSEY KRISTINE  
475 LAUREL STREET  
HALIFAX, MA 02338

58-21-0-R

WINIEWICZ MELISSA  
WINIEWICZ CHRISTOPHER J  
129 CIRCUIT STREET  
HALIFAX, MA 02338-1623

58-22-0-R

JKSRE LLC  
P.O BOX 198  
HALIFAX, MA 02338

58-23-0-R

JKSRE LLC  
PO BOX 198  
HALIFAX, MA 02338

58-24-0-R

JKSRE, LLC  
PO BOX 198  
HALIFAX, MA 02338