



# CannaBud Co.

“Cannabis is Our Business”

Proposal for Retail Recreational Marijuana Establishment at  
Map 95 Lot 10 (Monponsett Street), Halifax

Introductory Presentation to Town of Halifax  
Board of Selectmen  
October 12, 2021

## Who We Are

- CannaBud Co. will be locally owned and operated.
- Phil Tringali is the founder, President, and majority owner of CannaBud Co.
- Resident of Halifax for over 35 years.
- Vietnam Era Veteran.
- Senior Citizen.
- Experienced businessman who has owned and operated multiple successful businesses.
- Currently is the owner of PT Technology.
- Demonstrated commitment to his community.

## Industry Figures and Facts

- All persons must be 21+ in the retail store (including employees).
- Largest growing customer demographic is 55+.
- Average transaction is \$100.
- Marijuana consumption is not allowed in public places. Any customers doing so will be banned from the facility.
- Retailers are prohibited from selling products containing nicotine or alcohol.
- Retailers must utilize seed to sale tracking systems.
- Signage, displays, or advertising of any material or products that depict marijuana is strictly prohibited.

- CannaBud Co. has entered into an LOI for 7.5 acres within a 400 acre land lot.
- **The proposed location is compliant with applicable zoning.**
- Located in an industrial zone which allows for Marijuana Establishment via a Special Permit from the Zoning Board of Appeals.
- NOT located within 500 feet of a public or private K-12 school, state licensed child-care facility, public library, public park or playground, or similar facility at which minors commonly congregate.
- NOT located within 500 feet of another Marijuana Establishment or establishment with a Section 12 Pouring License.

## Proposed Location



- Located on the outskirts of Halifax.
- Ideal location for a Marijuana Establishment.
- Ample space on which to construct a state of the art Marijuana Establishment.
- Ample parking for both patrons and employees.

## Proposed Operations

- Proposed hours of operation: 8:00am – 8:00pm.
- Estimated capacity: +/-20 patrons.
- 6-8 employees/shift (total +/- 25 employees).
- Local hiring preference and diversity preference including, but not limited to, veterans, women, and BIPOC individuals.
- Retail area of +/- 1,900 – 2,400 SF.
- +/- 50 parking spaces.

## Proposed Operations (cont.)

- Covered outdoor space dedicated to queueing by patrons.
- Newly constructed state of the art facility as opposed to converting an existing structure.
- Anticipated traffic impact is negligible given location.
- Proposed security window for online orders.

# Exterior Rendering



# Exterior Rendering



WALK UP OPTION  
FULL SITE PLAN

# Exterior Rendering



WALK UP OPTION  
AERIAL PERSPECTIVE 02

# Exterior Rendering



DRIVE THROUGH  
SITE PLAN

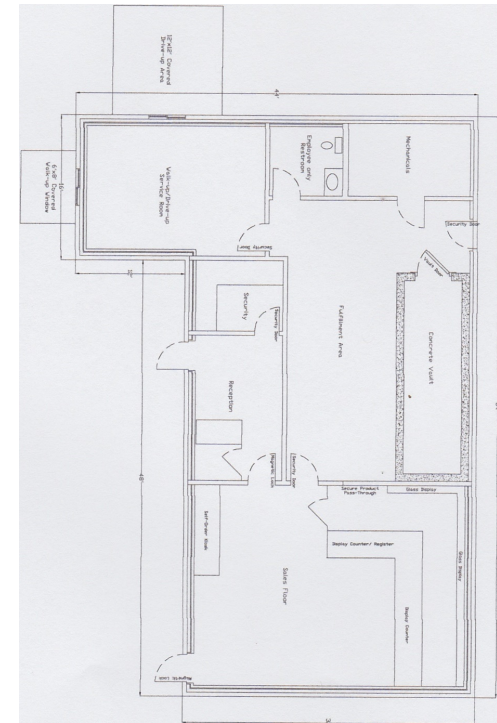
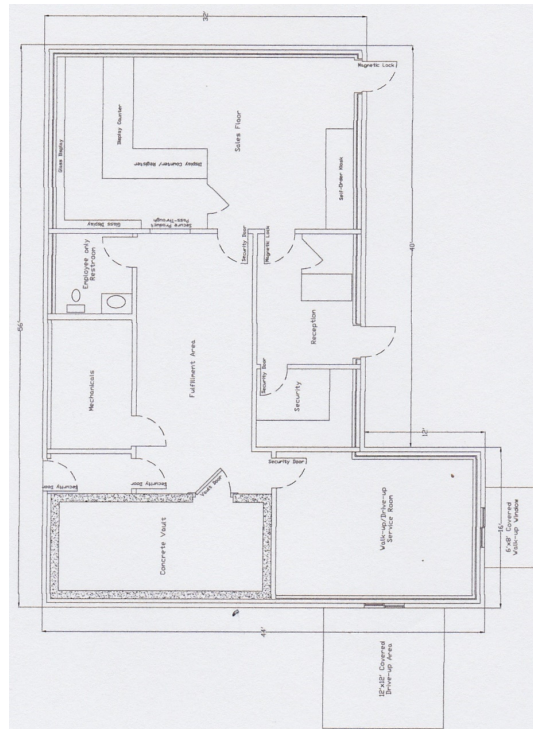
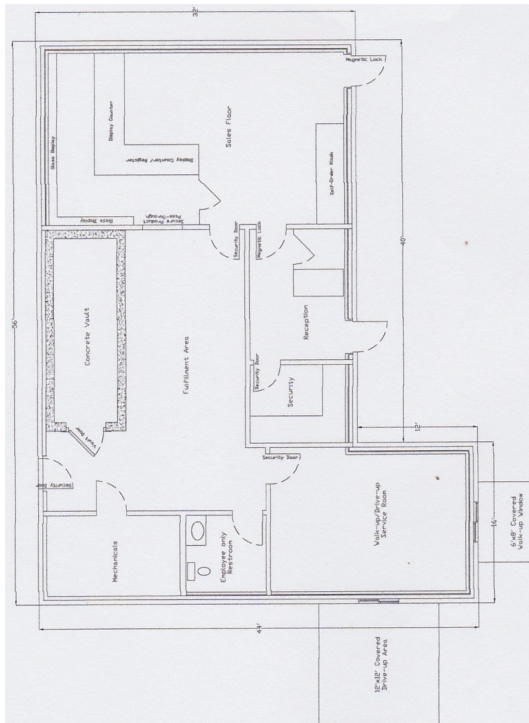
# Exterior Rendering



# Exterior Rendering



# Potential Floor Plans



# Security

- Donald Kyne will serve as the head security consultant.
- Donald is a former Corporal in the U.S. Marine Corps and has nearly 20 additional years of experience in private security and consulting.
- Access control measures are designed in a layered approach including exterior fencing, building entrances, compartmentalized interior space, and electronic and non-electronic security.
- In addition to employees, on-site security will always be present.
- Customers must be above 21 years of age.

# Security

- Extensive Security Camera Coverage.
- Employees are required to pass a series of state and national background checks all of which is regularly reviewed by state agency.
- Law enforcement and state officials are allowed access.
- ID confirmation at entry and point of sale.

## Security (cont.)

- Granting access to video access feeds to state and local police departments.
- Electronic Security measures address items such as access control, alarm monitoring, video surveillance, and security communications.
- Developing security protocols and systems that exceed the requirements set forth by the Commonwealth of Massachusetts.
- Implementing and patrolling state of the art interior and exterior video surveillance systems, alarms, and duress systems.
- Utilizing redundant systems that operate even in the instance of a power outage.

## Diversion Prevention

- Use of state approved seed to sale tracking system.
- Development of chain of custody policies and procedures approved by the state.
- Daily product delivery using unmarked vehicles and randomized routes.
- Anti-diversion training for employees.
- Right to deny sales to any individual.
- Utilization of appropriate packaging and labeling.
- Storage of Marijuana in compliance with 935 CMR 500.105(11).

## Nuisance Abatement

- Locally owned and operated by a long-time Halifax resident committed to working closely with the Town to address any issues that may arise.
- Community feedback loop with Town, residents, and businesses twice a year (or as needed).
- Dedicated phone number for any questions or concerns.
- Prepare and follow a detailed set of written operating procedures approved by the state and the Town.
- Handle and process marijuana in a safe and sanitary manner.
- Properly remove litter and waste so as to minimize the development of odor and minimize the potential for waste attracting and harboring pests.

## Plan for Positive Community Impact

- Job creation: +/- 25 positions (mix of full and part-time) with a local hiring preference.
- Enhanced security inside and outside the facility.
- Host Community Agreement with Town of Halifax and increased tax revenue including 3% community impact fee and 3% local option tax.
- 5% of profits to non-profit to be established as the “People of Halifax Fund.”
- Based on research the second year of operation would generate \$23,000,000 - \$26,000,000 which will result in significant revenues to the Town.

## Next Steps

- Submit proposed Host Community Agreement to the Board of Selectmen for submission to Town Counsel utilizing the Town's standard form and incorporating feedback from this meeting.
- Formally request permission to schedule and hold statutorily required Community Outreach Meeting using proposed Host Community Agreement to guide discussion.
- Continue working closely with the Town, residents, and other stakeholders to incorporate feedback into the proposal.
- Seek a Special Permit from the Zoning Board of Appeals and Site Plan Review from the Planning Board.

Any Questions?

Thank you!