



GREEN LINE
BOSTON CRAFT CANNABIS

GREEN LINE

Retail Shop

Cafe

GREEN LINE BOSTON

100-114 HAMPDEN STREET, ROXBURY

Public Hearing – Retail Recreational Dispensary License – Boston Cannabis Board
September 18, 2024



Developer:
Mario Signore



Attorneys:
Michael Ford, Esq.

**Law Offices
of Derric Small**

Attorney:
Derric Small Esq.

Cannabis Law

Attorney:
Kim Napoli Esq.



Senior Advisor:
Bill Moran



Security Team:
Herby Duverné
Joseph Carter



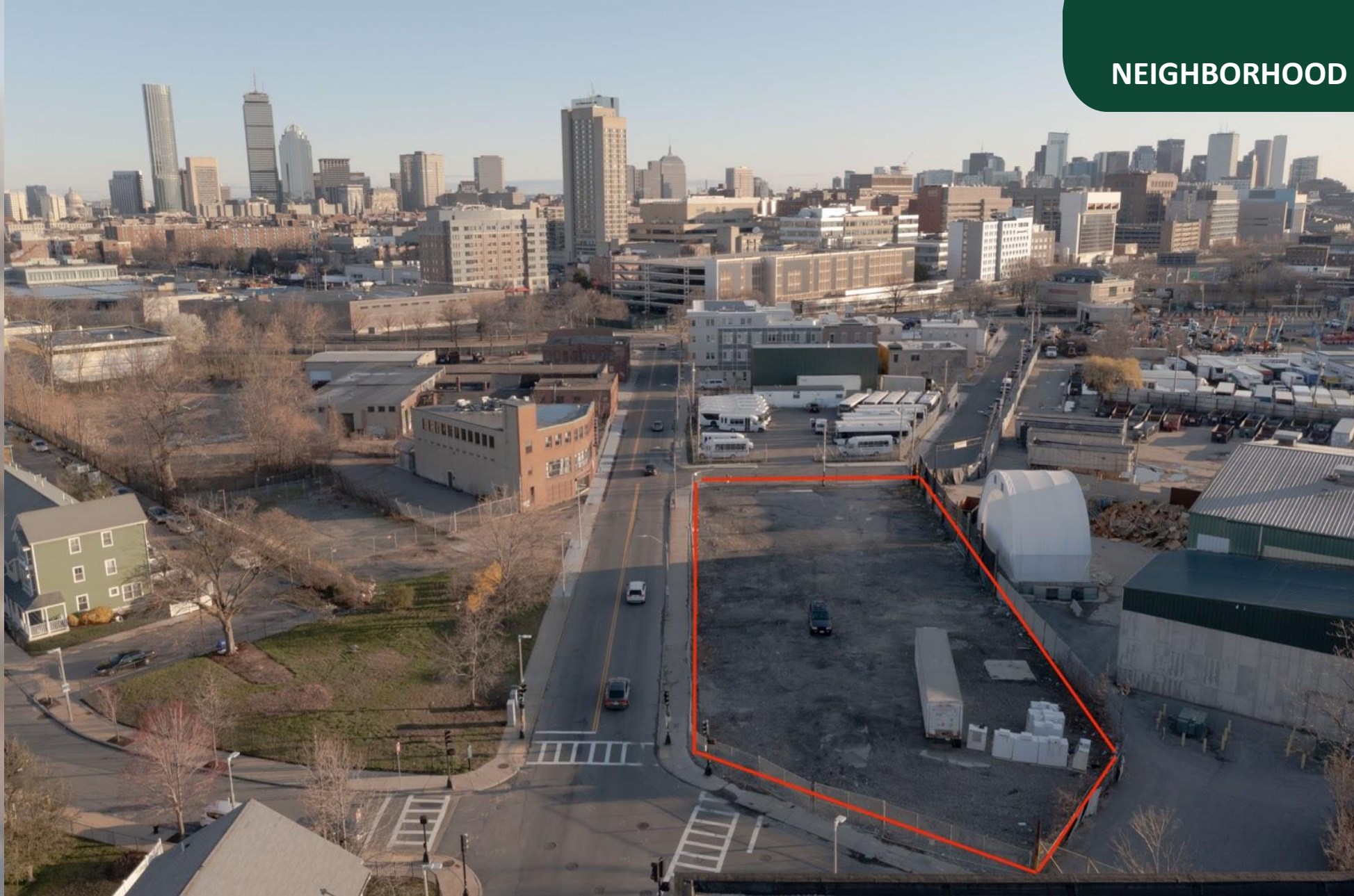
Architects:
Sam Andras
Terrence Sturm



RETAIL RECREATIONAL DISPENSARY

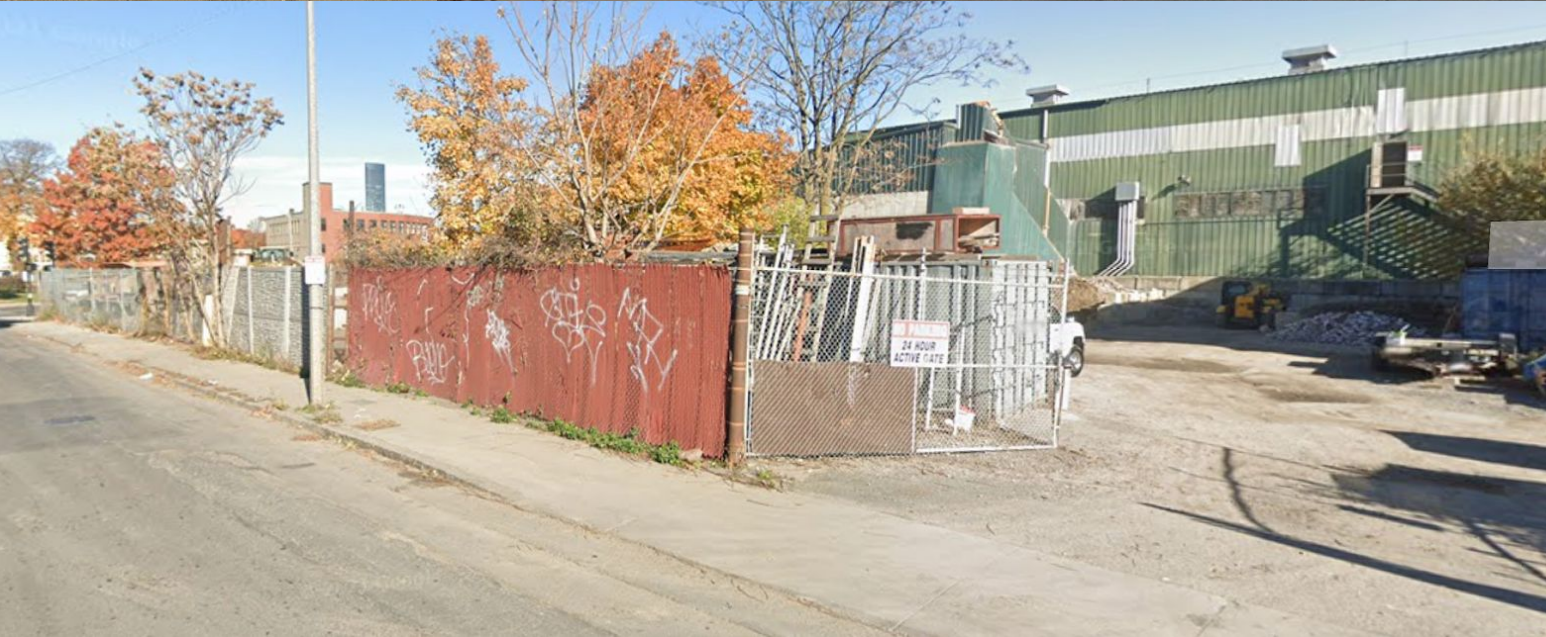
- The proposed Cannabis Retail has received approval from the BDPA and the ZBA.
 - Green Line Boston, Inc. holds provisional licenses for cultivation and manufacturing facilities also to be sited at 100-114 Hampden St.
- On August 6, 2024, a Community Outreach Meeting was held on-site at 100-114 Hampden Street with the assistance of the Office of Neighborhood Services.
- The applicant now seeks approval from the Boston Cannabis Board.
- Following approval from the Boston Cannabis Board, Green Line Boston, Inc. will apply for a marijuana retailer license from the Cannabis Control Commission.
- Upon final licensure of the Cannabis Retail from the Cannabis Control Commission, Green Line Boston will break ground and begin build-out of the project.

NEIGHBORHOOD CONTEXT





NEIGHBORHOOD CONTEXT



Hours of Operation:
9:00 AM – 11:00 PM

EXTERIOR/URBAN DESIGN -
AFTER



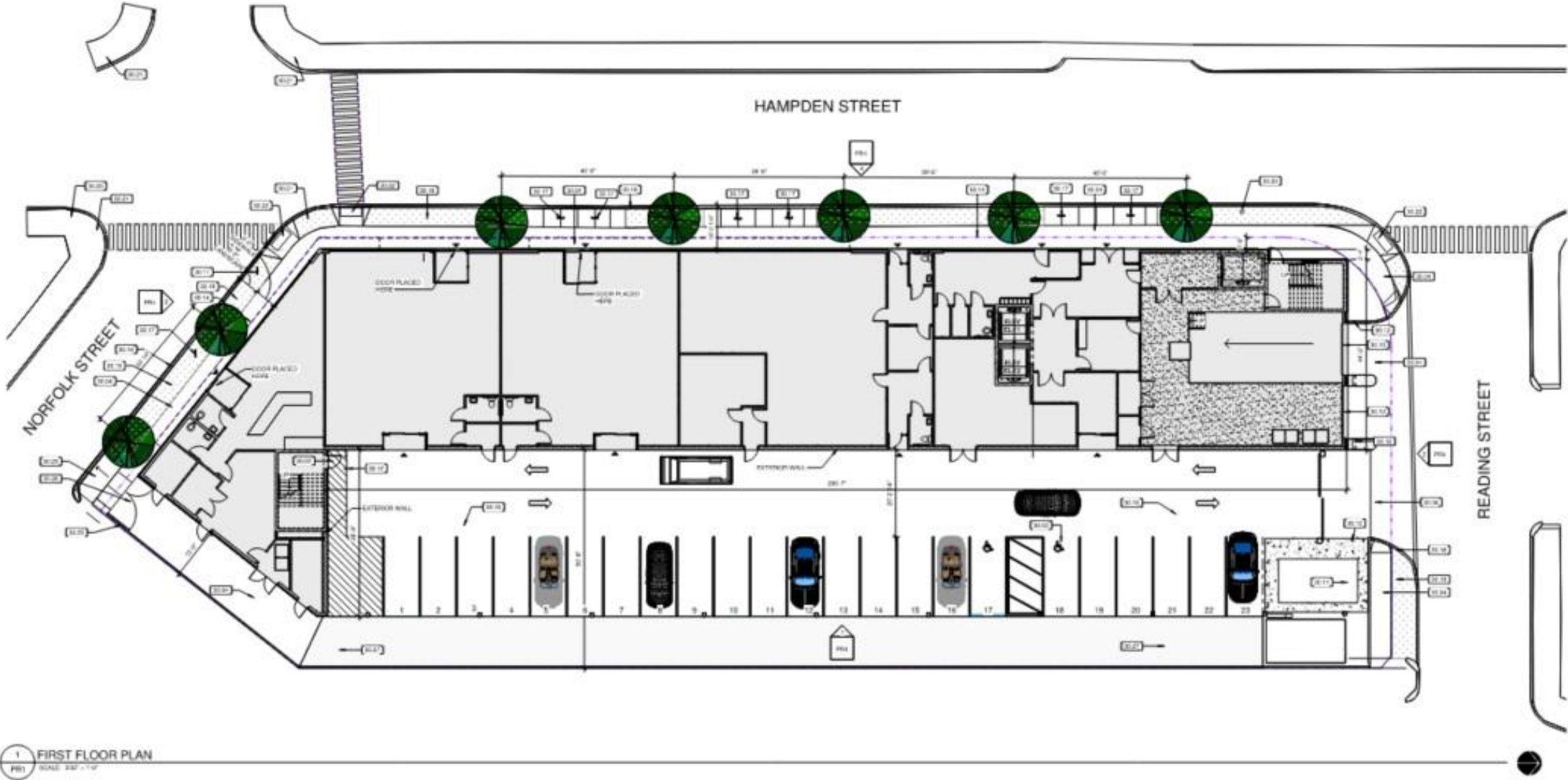
**EXTERIOR/URBAN DESIGN -
AFTER**



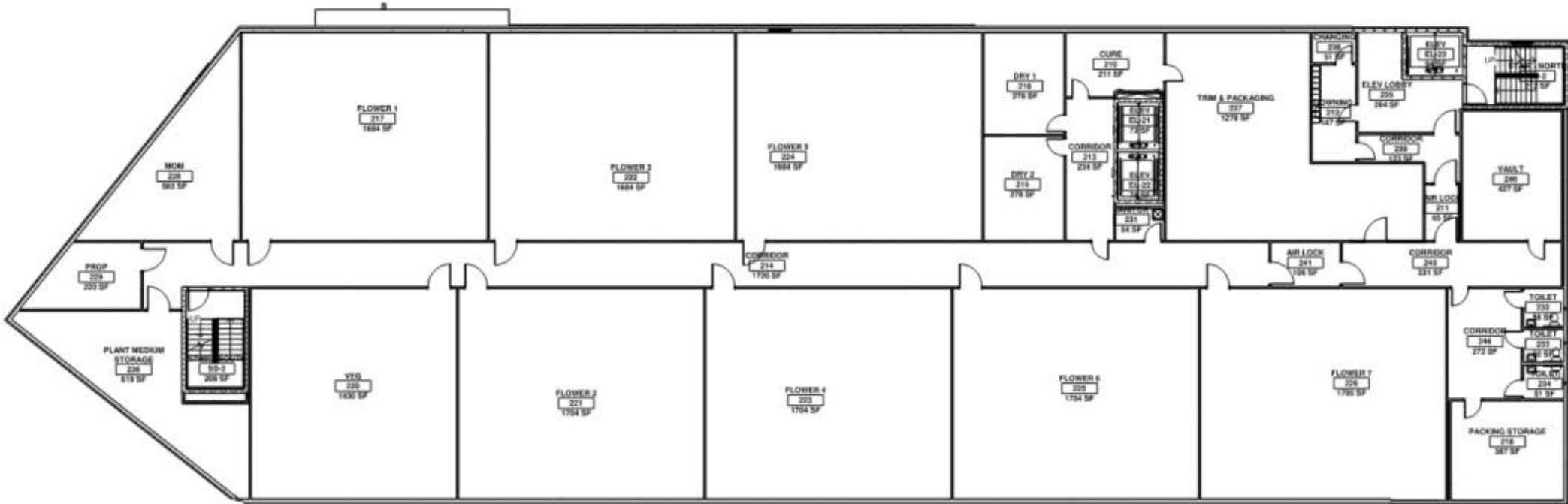
EXTERIOR/URBAN DESIGN -
AFTER



GROUND LEVEL

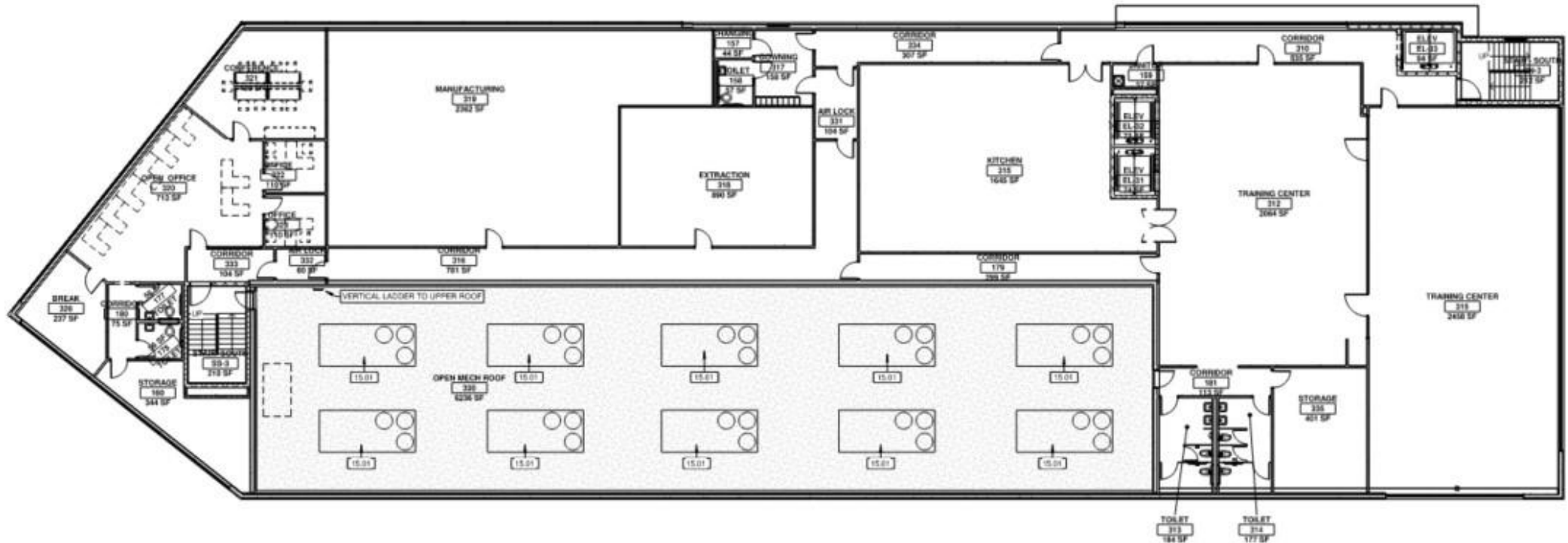


1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
PR2 SCALE: 3/32" = 1'-0"





1 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



Retail Sales

- Only adult use consumers 21 years of age or older with a valid, government-issued photo ID will be allowed to enter the retail dispensary and purchase marijuana
- Odor control and waste disposal will be in accordance with industry best practices, Commission Regulations, and City of Boston regulations.
- All marijuana and marijuana products will be sold in plain, resealable, and tamper or child-resistant packaging that is labeled in compliance with all applicable rules and regulations.
- No products inside the facility will be visible from the exterior of the facility
- Green Line Boston, Inc. will not sell more than one (1) ounce of marijuana flower or 5 grams of concentrate to an adult-use consumer per day
- No marijuana products available for sale will contain nicotine or alcohol
- Educational materials will be available on a range of topics, which will include side effects, strains and methods of administration, dosage, and substance abuse



Preventing Diversion

- Green Line Boston, Inc. will institute a policy for the immediate dismissal of any Marijuana Establishment Agent who has diverted Marijuana, which shall be reported to Law Enforcement Authorities and to the Commission.
- Green Line Boston, Inc. will not engage in any marketing, advertising, or branding practices that are targeted to, deemed to appeal to, or portray minors under 21 years of age.
- Green Line Boston, Inc. will not hire any individuals who are under the age of 21 or who have been convicted of distribution of controlled substances to minors.
- Green Line Boston, Inc. will not manufacture or sell any edible products that resemble a realistic or fictional human, animal, or fruit, including artistic, caricature, or cartoon renderings.
- Any marketing, advertising, and branding materials for public viewing will include, inter alia, a warning stating, “**For use only by adults 21 years of age or older. Keep out of the reach of children.**”
- Green Line Boston, Inc.’s website will require all online visitors to verify they are 21 years of age or older prior to accessing the website.
- All visitors to the facility must be 21 years of age or older

Preventing Nuisance

Our success as a cannabis operator is predicated upon our commitment to work with the surrounding community in such a way that we are viewed and operate as good business neighbors. Video and live surveillance will be made available to law enforcement officers and the Commission. Furthermore, video and live surveillance will be maintained to ensure that the establishment does not create nuisance conditions in the parking area, sidewalk, street, and area surrounding the premises and adjacent properties. No cannabis or cannabis products will be visible from the exterior of the site.

The following behaviors will not be permitted on site:

- Any disturbance of the peace
- Public consumption of cannabis
- Illegal drug activity under state or local law
- Littering
- Loitering or pedestrian / vehicular traffic
- Illegal parking or violations of state and local traffic laws
- Queuing of patrons or other obstructions of the public or private way

Green Line Boston, Inc. will work diligently and in good faith with the City of Boston to address any nuisance concerns brought to its attention by members of the community.

Public Transit Locations

Our facility is located within walking distance to 9 different buses, shuttles, two commuter rails and the Red Line.

We will have onsite parking for up to 23 employee cars

It's proximity to other public transportation is as follows:

- .2 miles or 4 minute walk from Mass Ave #1 Bus Stop
- .2 miles or 4 minute walk from Albany St. #1, #47 Bus Stop
- .2 miles or 4 minute walk from Harrison Ave. #8, #47 Bus Stop
- .3 miles or 4 minute walk from Dudley St. #15, #41, #45 Bus Stop
- .5 miles or 6 minute walk from Blue Hill Ave. #45 Bus Stop
- .7 miles or 14 minute walk or 2 minute shuttle from the Newmarket MBTA Station: Fairmount and Franklin Train Lines.
- .7 miles or 5 minute shuttle to Nubian Station and #14, #15, #19, #23, #28 Bus Stop
- 1 mile or 6 minute shuttle to Andrews Station and #9, #10, #16 bus

Sustainability Highlights

- Peak Electricity Usage Management
- Contracting Energy Efficiency Consultants
- Automated Load Controls
- Green Roof for Wildlife and Rain Run-off
- Carbon Reduction Programs
- High Efficiency HVAC and LED Lighting
- Water Conservation and Reclamation

Jobs Created by Green Line Boston

50-100+ TRANSFERABLE JOBS

There will be many transferable jobs available for training, employment, and advancement at Green Line Boston.

- GLB is supporting CMT to guarantee more construction jobs for the local community
- GLB is committed to find as many employees as possible from the local community
- GLB will work with Urban League to help find and train new employees
- GLB will hold job fairs and advertise in local papers to find employees
- GLB will collaborate with local tech colleges/school and employment centers
- GLB will hire through our network of cannabis advocates and operators here in Massachusetts
- GLB will contract through Newmarket Business Group for required work outside of the building, such as landscaping, area trash clean ups and needle patrol.

Many of these opportunities will be available to individuals with no prior cannabis industry experience, except for management positions which may come from outside the cannabis industry, if they have experience with inventory control, lab or packaging equipment, and other such experience. GLB will hire individuals with CORI's on a case by case basis.

Accounting and Bookkeeping

Human Resources

Production Manager(s)

Retail Manager(s)

Budtenders

Inventory/Systems Manager(s)

Wholesale Sales Manager(s)

Office Manager(s)

Assistant Production Manager(s)

Cultivation Manager(s)

Cultivation technicians

Plant Trimmers

Extraction Manager(s)

Extraction Technicians

Marketing Manager (s)

Retail Sales Associate(s)

Edibles Infusing

Inventory Manager(s) and Inventory Technicians

Maintenance

Packaging Manager(s)

Packaging

Processing Manager(s)




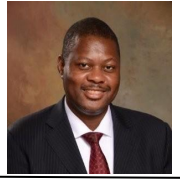

Processing Technicians

Production Manager(s) and Production Assistant(s)

Quality Assurance Manager(s)

Quality Assurance Technician(s)

Security Personnel

<p>Herby Duverné, MSCJ Chief Executive Officer</p>		<p>Founder, CEO, and President of Windwalker, built on his previous experience as Director of Emergency Management and Deputy Director of Aviation Security at the Massachusetts Port Authority (Massport), and previous work at State Street Corp, as Regional Security Manager overseeing on-site security at six corporate buildings in Massachusetts. A proven, renowned leader in the Boston landscape.</p>
<p>BG (Ret.) Joseph C. Carter, DABCHS Senior Advisor</p>		<p>A pre-eminent expert in security and policing, and Windwalker's long-serving senior advisor, he previously served as Superintendent of Boston Police, Chief of Police of Oak Bluffs and the MBTA Transit Police Departments, the President of International Association of the Chiefs of Police, and Adjutant General of the Massachusetts National Guard.</p>
<p>LTC (Ret.) Nicholas Macsata, MBA, MHLS Chief Operating Officer</p>		<p>A retired U.S. Army Lieutenant Colonel, Commanded the 1st Civil Support Team and deployed to Baghdad from '05-06 supporting Operation Iraqi Freedom. He oversees Windwalker's day-to-day business administration and operations. He holds a Master of Business Administration and Homeland Security and taught Master's level courses in Security and Risk Management as an Adjunct Professor at Endicott College.</p>
<p>Antoine J. Melay Director Protection & Preparedness</p>		<p>He oversees the Protection and Preparedness Practice and received his MBA and BS in Corporate Finance & Accounting from Bentley University. He was an Adjunct Lecturer in the Management Division of Babson College, where he taught Strategic Problem Solving. Mr. Melay currently serves on the board of Boston Arts Academy (BAA) Foundation, Operation ABLE, Carroll Center for the Blinds, Salvation Army-GBAB, RedRover & NABA Boston.</p>
<p>Todd Broyard Security Consultant</p>		<p>Todd is an expert security consultant with 28 years of experience. He graduated from the University of Vermont with a bachelor's degree in History. From there, Todd enlisted in the U.S. Navy Reserves, where he was a Seabee (BUCN). Todd supports Windwalker Group with cannabis security consulting.</p>

About Us:
Windwalker is an award-winning, Minority Owned 8(a) small business that leverages its accumulated expertise in the field of Protection & Preparedness, providing unparalleled service in building security design, concierge services, security guards, access control, and cybersecurity. Our *People First* Culture delivers a competitive edge, bringing the best team possible to **SECURE** our partner organization's needs.

Windwalker has established a Security Plan that includes Access Control, Man Traps, Video Surveillance, Video Intercoms, and more to ensure Greenline's Cultivation Unit complies with all state requirements per 935 CMR 501. The table represents Windwalker's recommendations for meeting and exceeding CMR requirements as shown in the following Security Floor Plan.

<u>Control</u>	<u>935 CMR 501 Req.</u>
Perimeter protection. Examples include: •Terrain •Street access •Barricades •Landscaping •Roof access	501.110 (1)
Redundant layers of protection considered for core assets	501.110 (1)
Physical barriers in place, limit vehicle access to the building	501.110 (1)
Keeping all locks and security equipment in good working order. Monthly checks.	501.110 (1)
Perimeter doors, gates, and windows secured. Items to be considered include: •Penetration resistance •Security hinges and hardware •Break and blast-resistant glass	501.110 (1)
Perimeter doors, and gates are adequately staffed during working hours and secured after hours	501.110 (1)
Surveillance cameras and perimeter (doors, gates and windows) alarms in place	501.110 (1)
Real-time camera monitoring to allow immediate response	501.110 (1)
Signage for limited access areas	501.110 (3)
Surveillance video records properly archived	501.110 (1)
Security camera and alarm inspections and testing	501.110 (5)
Parking lot security plan. Consider: include: •Lighting •Visitor parking restrictions •Executive parking •Video surveillance •Patrols/inspections	501.110 (4)
Perimeter Lighting	501.110 (1)

Programs we have supported and will continue to support

- Boys and Girls Club – Yawkey Way
- Orchard Gardens Residents Association
 - Supported Back to School Jamboree
 - Christmas Toy drive and photography services
- Newmarket Business Group
 - Community Clean ups
- Community Mentoring Team
 - Working with Bill's Entrepreneur Program
 - Photography at events and celebrations
 - Sponsored Clean up at National Center for African Artists
 - Supported Good Shepherd Church in Roxbury
 - No Books No Ball



THANK YOU
GREEN LINE BOSTON