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Cypress Tree Management Fenway, Inc.

1114 Boylston Street

March 15, 2021



Cypress Tree Management Fenway

Project Proposal – Adult-Use Cannabis Establishment at 1114 Boylston St



- **Host Community Agreement from Boston Cannabis Board awarded**
- **Boston Zoning Board of Appeal approved application**
- **Approximately 6,000 square feet of retail space (Floors 1 & 2)**



Cannabis Establishment (Conditional)

Buffer Zones (Full Compliance)

- Not located within 500 feet of a pre-existing public or private school providing education in kindergarten or any grades 1 through 12



President	Victor Chiang – Experienced entrepreneur, co-founder of Balter Capital Management, a hedge fund boutique. Dedicated to the Massachusetts cannabis market for the last 4+ years.
Treasurer	Eric Liebman – Experienced real estate developer. 10 years manufacturing, importing and retail experience. Development and operations of the original Boloco at Berklee.
Secretary	Todd Finard – Experienced real estate developer and CEO of Finard Properties, a multi-faceted property management and real estate developer specializing in commercial properties.
Partner	Carlos Castillo – Entrepreneur, Real Estate Developer, Treasurer – Dudley Square Main Street, Board Member Bowdoin Geneva Main Street.
Director of Security	Rick Nagle – Experienced security consultant and former Massachusetts State Police Officer of 25+ years with nearly five years of security consulting experience in the field of medical and recreational cannabis security.

How We Will Be A Good Community Member

- ❑ With deep roots in Boston, our team is committed to promoting local business, including:
 - ❖ Leveraging our relationships to promote minority hiring and training residents of both Fenway and the greater Boston area while working with local civic associations;
 - ❖ Offering career opportunities to existing staff with livable wages;
 - ❖ Career opportunities in all aspects of the cannabis industry;
 - ❖ Welcome all applicants including those with prior non-violent marijuana convictions; and
 - ❖ Giving back to the Fenway Community by committing each employee will volunteer annually to local charitable organizations.





Cypress Tree Management Fenway

We Understand Your Concerns Queuing – Proposed First Floor

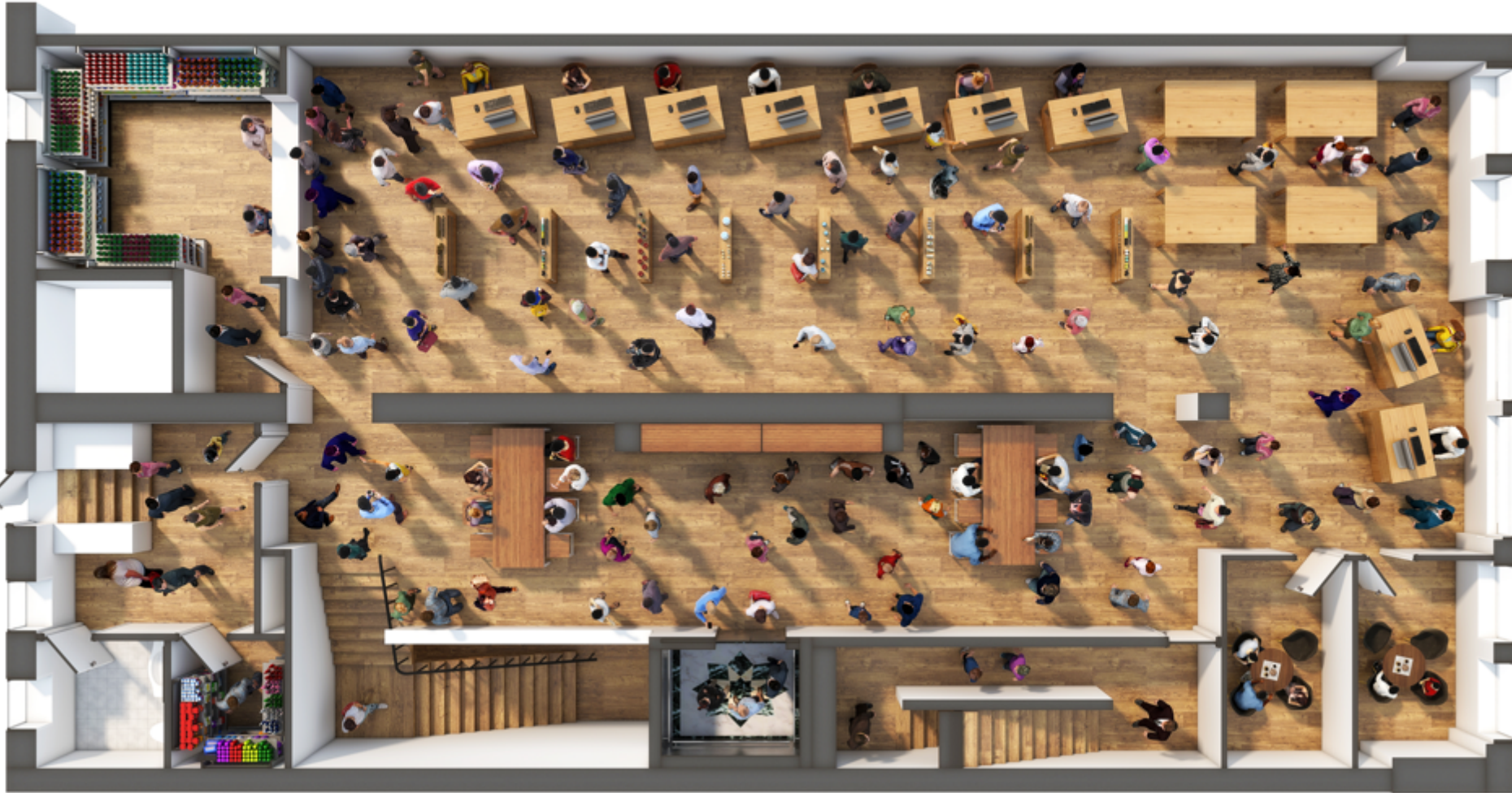


Note: Rendering done pre-COVID. CTM will adhere to all COVID protocols



Cypress Tree Management Fenway

We Understand Your Concerns Queuing – Proposed Second Floor



Note: Rendering done pre-COVID. CTM will adhere to all COVID protocols



CTM's Security Plan will ensure that the premises is safe and protected for all patients, caregivers, staff, visitors, and the general public



CTM has engaged NewEra Technologies to design, implement and monitor the security system.



Pursuant to 935 CMR 500.110(1)(a)-(o), CTM will implement sufficient safety measures to prevent unauthorized entrance into the CTM facility and theft of marijuana from occurring.



In accordance with 935 CMR 500.110(5), CTM will have a security system to prevent and detect diversion, theft or loss of marijuana product



Pursuant to 935 CMR 500.110(5)(a)-(f), CTM's security system shall include, but is not limited to: perimeter alarms; failure notification system; duress alarm; video cameras in all areas containing marijuana; 24-hour recordings that are retained for at least 90 days, contain a date and time stamp and can be exported as still images; and the ability to remain operational during power outages.



Additionally, we will have a back up call monitoring center with cellular backup.



Access to said systems will be limited to personnel essential to security operations, law enforcement, the security company and the Commission. All equipment shall be in good working order at all times.



Our security will perform routine security perimeter checks to insure that there is no loitering or consumption on site and also to prevent the illegal double parking of cars



- ❑ Pursuant to 935 CMR 500.110, CTM's security protocols will implement sufficient safety measures to prevent unauthorized entry and the theft of marijuana form occurring by:
 - ❖ Confirm the potential customer's age as twenty-one (21) or older prior to entering the facility's waiting room and show room. (935 CMR 500.110 (1)(a)).
 - ❖ Implementing the latest technologies to confirm the validity of identification cards or other documentation to prevent unauthorized access, prevent pass backs, and notify security personnel if the IDF was previously scanned before and/or if it is on a banned list.
 - ❖ Utilize technology from IDScan for all customer ID verification.



Cypress Tree Management Fenway

We Understand Your Concerns Queuing – Committed to No Lines Outside



We have the ability to queue in-doors while adhering to COVID protocols. Should we need additional space, customers will be placed in a virtual queue to receive a text when there is availability.



We will provide these patrons with coupons for discounts or from neighboring business



On dates when the Red Sox play or there are concerts at Fenway Park we will increase our security staff to ensure patrons do not block the side walk.



Cypress Tree Management Fenway

We Understand Your Concerns Deterring Public Consumption



Our facility will utilize signage on-site and as patrons leave to remind them of state laws that public consumption is illegal.



In addition, both security and staff outside of our facility will ensure there is no loitering or consumption on premises, pursuant to 935 CMR 500.110.



Any patron confirmed consuming in public will be banned from future sales.



We Understand Your Concerns Deterring Public Consumption

- ❑ At our April 9, 2019 community meeting we heard the neighborhood's concern on public consumption and asked if we would consider not having individual pre-roll sales.
- ❑ To demonstrate our willingness to be a good partner to the Fenway community, we commit to NOT selling individual pre-rolls.
- ❑ We were the first applicant to make this commitment in Boston.



- ❑ Who do you want to have as your neighbor?
 - ❖ We are the only locally and minority owned applicant siting in and around Fenway.
 - You will have ownerships' direct contact information
 - ❖ We are committed to positively impact the community
 - Local and minority hiring
 - These will be career opportunities and not just a job
 - Commitment to employees volunteering annually with local charitable organizations
 - Charitable campaigns
 - ❖ We want to work with all of our neighbors
 - Committed to hosting a quarterly meeting for neighbors to come and share concerns to work together on potential solutions