

PROCEDURE FOR COMMUNITY OUTREACH MEETING



OVERVIEW

MEETING ETIQUETTE

ROLLING HILLS PRESENTATION

QUESTION & ANSWER PERIOD



Rolling Hills

COMMUNITY OUTREACH MEETING PRESENTATION

PROPOSAL FOR CANNABIS RETAIL ESTABLISHMENT

156 RIVER STREET, NORTH ADAMS, MA 01247

The Rolling Hills Plan

Rolling Hills will be a recreational retail cannabis establishment.

Servicing the North Adams community and working with community partners to positively impact the local residents.

Rolling Hills' strives to advocate and support a proactive community approach to health and culture by providing a local and safe environment to acquire cannabis products.

By cultivating a boutique shopping experience and supporting local cannabis vendors, Rolling Hills will create a trusted brand the community can trust for their cannabis needs. Rolling Hills will outperform competitors with a myriad of high-quality cannabis products, with a strong commitment to client satisfaction and community engagement through education.



BEN PARTUK

CEO

14 years industrial cannabis experience

First Los Angeles cannabis nursery (P.O. 2008)

Specializes in cultivation, irrigation systems & grow mediums

Consultant in Germany, Portugal, Israel & the US



YUVAL ELAN

Management

6 years industrial cannabis experience

Specializes in facility buildouts, operation benchmarks & product processing

Consultant in Germany, Portugal, Israel & the US

Meet The Rolling Hills Team

PROPOSED LOCATION

156 River Street, North Adams

BUFFER ZONES

CHILDREN

10.12(3) All LMEs must be set back at least 500 feet from any school, day-care center or similar facility where organized youth activities occur.

DAYCARE

+1300 ft from the nearest daycare center

SCHOOLS

+2000 ft from the nearest schools

RESIDENTS

+84 ft from the nearest principal residential use

PARKS

+69 ft from the nearest public park



PROPOSED LOCATION

Conditionally Compliant

156 River Street, North Adams

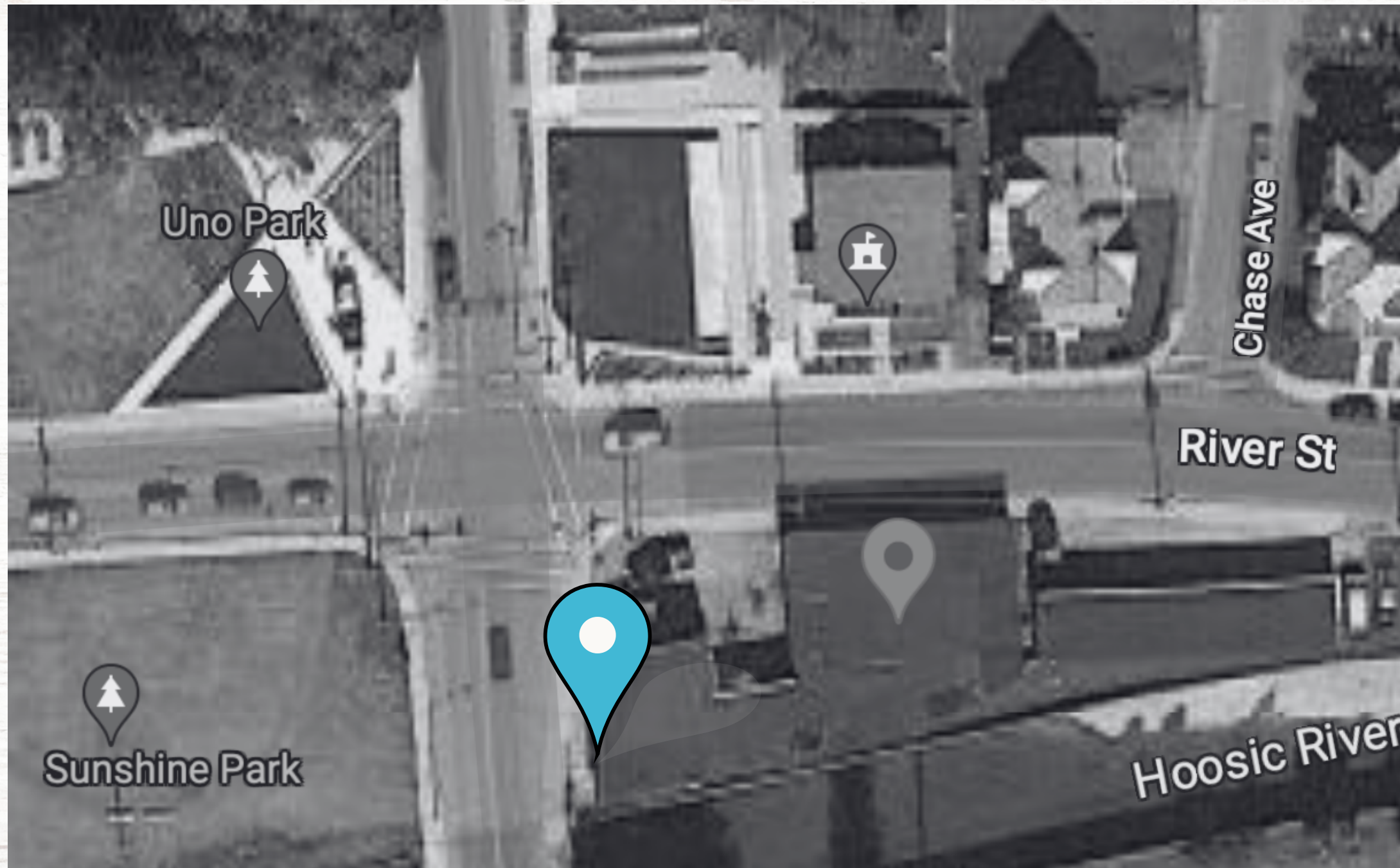


VARIANCE

Buffer Zone Variance Needed

The Zoning Board of Appeals

Distances shall be measured by a straight line between the nearest structure of the said facility and the LME building. The special permit granting authority may modify or waive this requirement.



NEIGHBORHOOD WELCOME



Discreet Entrance:

- Front entry - Marshall Street
- Back entry - Alley
- No Entry on River Street



Parking Considerations: [§ Z-1012.\(8\)\(e\)](#)

- 1 space for each 200 square feet of gross floor area, but not less than 5 spaces for each separate enterprise.








Hours of Operations [§ Z-1012.\(7\)\(d\)](#)

- Monday-Friday 10 a.m. - 9 p.m.
- Saturday 10 a.m. - 9 p.m.
- Sunday 10 a.m. - 9 p.m.

POSSIBLE FUTURE ON RIVER STREET



-  Community Teammembers Hired from North Adams
-  Enhancement of Curb Appeal
-  Education and Outreach to the Community
-  Coalition with Community Partners

-  Improvements
 - Locally Ran Coffeeshop
 - (non-cannabis)
 - Landscaping
 - § Z-1012.(8)(d)



BEING A GOOD NEIGHBOR...

Rolling Hills' Positive Impact



Active Participant in North Adams



Arts and Culture Contributions



Rolling Hills is going to have an Community Impact team internally, committed to making 2% of our yearly profits available to work with community organizations to expand the arts community in North Adams.



Our entire team will work proactively with the community to understand the needs and desires of the community members.

NUISANCE PREVENTION

SURVEILLANCE

Video and live surveillance will be available to ensure that the establishment does not create nuisance conditions in the parking area, sidewalk, street, and area surrounding the premises and adjacent properties. Loitering will not be allowed or tolerated. Waiting queues will be housed inside the facility to mitigate loitering outside the building.

LIGHT POLLUTION

Rolling Hills will mitigate the potential for light pollution through appropriate fixtures that do not illuminate beyond the property line. Further, Rolling Hills will not install any neon or illuminated signage.

WASTE

All litter and waste will be properly disposed of to minimize the development of odor and the potential for attracting pests.

ODOR

An industry-standard air filtration system will be used to eliminate any possible odors from the facility.

NOISE

Rolling Hills does not anticipate any noise pollution from mechanical equipment. We will not use radios or loudspeaker equipment for the advertising of marijuana.

NUISANCE PREVENTION

COMMUNITY CONCERNS

PARKING

Rolling Hills has sought out insight from local departments regarding parking requirements and will continue to work with the community on the plans to prevent customer parking impacting the neighborhood.

TRAFFIC

Rolling Hills will remain vigilant to the imprint of traffic and address our procedures to prevent standing traffic around the building or in the neighborhood streets.

PUBLIC SAFETY

Rolling Hills commits to implementing the highest standards of procedures for safety and security, meeting all required state and local level.

SECURITY MEASURES

935 CMR 500:110 sets forth the following security requirements that we have taken into consideration when constructing our facility design:

- On-site security staff -- during all hours of operation.
- No marijuana signage or products will be visible from outside the facility
- Our parking lot will be well-lit and monitored using an outdoor camera feed to ensure no loiterers
- Camera feeds maintain 90 days of footage
- Required I.D.s at our entrance to prevent unauthorized entrance into areas containing marijuana
- Secured, smart-access storage facilities
- We have a “panic button” that immediately notifies local law enforcement of an emergency
- We will regularly consult with the Town’s Police Department to promote public safety and preventing the diversion of products to minors.

Rolling Hills will contract with a professional security and alarm company to design, implement, and monitor a comprehensive security plan to ensure that the facility is a safe and secure environment for employees, customers, and the local community.

WE HAVE A ZERO TOLERANCE POLICY AGAINST INDIVIDUALS UNDER 21 YEARS OF AGE OBTAINING CANNABIS.

To ensure there will not be a diversion to minors, on our premises, we maintain live outdoor camera feeds and have a 3 step verification process before selling customers any products.

There will be **zero** public access to the retail.

3 STEP VERIFICATION



ENTRANCE

All store visitors will be required to present their I.D. before entering our secured merchandise floor.



VERIFICATION

Each customer I.D. is verified and added to their customer profile.



POINT OF SALE ID

Our budtenders are required to ask for I.D. before finalizing a purchase.

OUR COMMITMENT TO NORTH ADAMS



**NORTH
ADAMS**



Rolling Hills





 INFO@ROLLINGHILLSMA.COM

WWW.ROLLINGHILLSMA.COM 

QUESTIONS & ANSWERS

The Questions & Answers portion of the meeting is beginning.

Please submit your questions online via the Q&A button or use the raise hand button.