



THEORY

W E L L N E S S

**A LEADER IN
MASSACHUSETTS CANNABIS**

Westminster Community Outreach Meeting | October 7th, 2021

Proposed Marijuana Cultivator and Product Manufacturer – 100 Simplex Drive

MEETING AGENDA



- I. Meeting Guidelines / Overview
- II. Introduction to Theory
- III. Simplex Drive Proposal Details
- IV. Question and Answer Period

MEETING GUIDELINES



Your connection will be on mute until the Question and Answer section at the end of the presentation.



During the presentation, you may at any time utilize the “Chat” feature to ask a question. These questions will be answered at the end of the presentation.

ADDITIONAL MEETING DETAILS



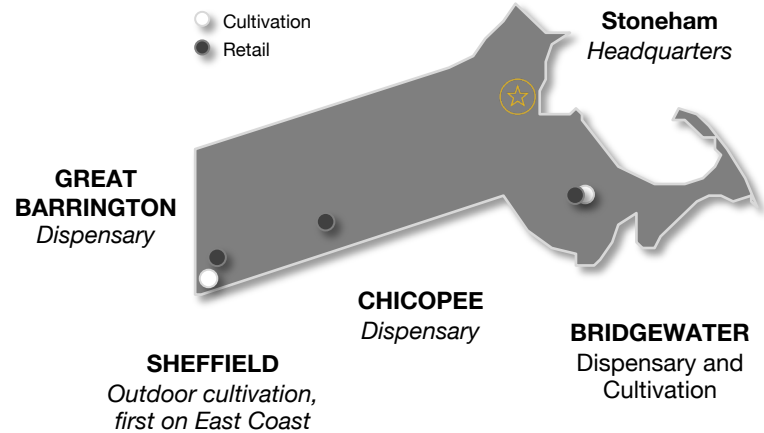
- Meeting notice has been published in the Gardner News, mailed to abutters within 300 feet of our proposed location, and provided to several Town departments.
- This meeting will be recorded and posted on www.theorywellness.org/ma/westminster
- Questions that were sent in prior to the meeting will be addressed during the Q & A period.



THEORY OVERVIEW



- Theory Wellness (“TW”) began in Massachusetts in 2015 and has quickly become a well respected, top performing cannabis company in Massachusetts.
- Headquartered in Stoneham, our ownership and management team is local and committed to ensuring excellence in Westminster.
- We operate 10 licenses in the State, including both existing manufacturing and cultivation operations in Bridgewater, MA.



MA Operations Overview

COMMITTED TO OUR COMMUNITIES



A community first track record with excellent relationships across our four host communities.

“The principals of Theory Wellness have been exceptional...they have run a well-kept, secure facility and are happy to work with all Town Departments in any way they can.”

–Michael Dutton, Bridgewater Town Manager

Launched educational series, sponsored charitable events, and supports over 20 non-profit organizations.

“Theory has demonstrated a strong commitment to the responsibility of education and youth usage prevention. Based on our experience with Theory, they would be a great addition to the business community in Medford...I expect they will do their part to mindfully integrate into the community and support local organizations and initiatives in the City of Medford.”

–Gena Johnson, Executive Director of Berkshire Area Health Education Center (AHEC)

**GREAT
BARRINGTON
FARMERS'
MARKET**



Theory Westminster

Theory Westminster Overview
Site Overview



Discreet location
100 Simplex Drive





Complies with all applicable zoning and buffer zones.

Will require special permit and site plan review from the
Planning Board

Complies with 500 foot buffer zone from any K-12
school.

COMMITMENT TO EQUITY AND DIVERSITY

- Theory operates a first of its kind Social Equity Program that provides **\$250K in interest free financing and mentorship** to entrepreneurs.
- This led to the first black women owned dispensary opening in Brockton this year, **Legal Greens**.
- We will create a team in Westminster that is **at least 50% women and at least as diverse as the makeup of Worcester County**.



Legal Greens recreational marijuana dispensary opens in Brockton

22 PHOTOS

1:07 p.m. EDT Mar. 28, 2021



Legal Greens owners Mark Bouquet, of Boston, fourth from left, Vanessa

ECONOMIC BENEFITS



- Proven track record – Theory has created over 300 jobs in Massachusetts
- We will be hiring **15+ new team members in Westminster**, and will prioritize local residents.
- We provide our employees living wages and comprehensive benefits, including a 401K plan.

PREVENTION OF DIVERSION



- Theory has served **over one million customers without a single instance of diversion or underage sales.**
- All cannabis is stored in a secure vault.
- Zero tolerance policy for consumption on site, parking lot is monitored by surveillance system.
- This is a non-public facility, where only production takes place (no dispensary).

SAFETY AND SECURITY



Served over a million guests in Massachusetts with a terrific track record on safety and security.

Have built and maintained collaborative relationships with local law enforcement.

“The business as a whole has been a pleasure to work with...the transition has been seamless and I would recommend their operational team as a model for others to follow.” - Chief Paul Storti, Great Barrington Police Department

Facility includes a robust security and surveillance system using the best in modern technology.

Excellent track record with regulators.

“Theory Wellness was a constant leader in the industry and operated on a principal of integrity, honesty and was always in compliance with the regulatory structure and framework initiated by the Department of Public Health.” - Joe Nicholson, Former Director of Compliance for the Department of Public Health

QUESTIONS & ANSWERS



- I. Questions & comments submitted in advance
- II. Questions received in Zoom chat during meeting
- III. Open questions to all participants



When called on, you may need to unmute yourself by clicking on the microphone button.



Thank you!

Please reach out for further discussion at:
community@theorywellness.org

THEORY
WELLNESS