

253 Organic, LLC

253 Millers Falls Road
Turners Falls, MA 01376
253organic.com



*253 Organic, LLC is a new recreational cannabis company;
the site is approximately 33,000 square feet.*

Montague & 253 Organic

- As Massachusetts's natives, 253 understand the importance of their business and the Community of Montague.
- 253 has already hired a local structural engineer to work with an architect to make sure the company meets all code requirements, structural components, building permit process.
- The proposed retail store will be the 2,500 square foot stand-alone building located to the west of the warehouse.
- Cultivation will be using state of the art low energy ceramic halide lights utilizing 60% less energy than traditional grow lights. Cultivation will be using environmentally friendly nutrients. Any pesticide requirements will be organic in nature in compliance with all Commission regulations.
- Extraction is a 90% efficiency closed loop system using C2 which is nonflammable and our kitchen will follow commercial kitchen standards.
- Our team plans on working with the surrounding community to ensure that:
 - Our building and signage is appealing to our neighbors and the public
 - Exterior projects improve location and landscaping
 - Site is safe and secure for residents of Montague by installing fencing, exterior lighting and camera surveillance that is monitored 24 hours a day
 - Location follows Massachusetts high standards for odor control
 - Landscaping and building will be aesthetically pleasing from the street

253 Organic, LLC

253 Millers Falls Road
Turners Falls, MA 01376
253organic.com

WHO IS THE TEAM?

Seth Rutherford

Seth grew up and attended college in Western, MA. Seth now lives on Nantucket with his wife and two teenage children. He runs an irrigation business that has approximately 30 full time employees. Seth has two decades of experience in the soil science industry with numerous certifications. In his free time, Seth proudly serves on the board that wrote Nantucket's best management practices for fertilizer use, they currently have the strictest BMP in the country.

Lee Olesen

Lee is an Industrial Engineer by education but has been an entrepreneur for 30 years, marijuana being his latest endeavor. Lee has been immersed in the field now for 5 years and has designed and managed cultivation, extraction, and retail sales. He currently owns three cultivation facilities in Colorado totaling 43,000 sq. ft. of cultivation, an extraction facility and two retail locations. Lee has designed and overseen construction of an 11,000 sq. ft. cultivation facility in Arizona and a 28,500 sq. ft. cultivation facility and 3,000 manufacturing facility in Adelanto California. Lee has worked closely with local government, regulators, building and planning departments in CO, AZ and CA.

Chris Gallant

Chris also grew up and attended college in the western part of the state before moving to Nantucket to work in construction. Chris now is a business owner that specializes in commercial and residential projects and has built local chiropractic offices, renovated inns and has developed residential properties. Chris prides himself and his company on providing all construction for projects, from frame to finish, some of his work has been published in Architectural Digest.

Marcia Wagner

Marcia is a native of Massachusetts, born in Lawrence and a graduate of Cornell and Harvard Law. She has been a lawyer for over 31 years based in Massachusetts with a national scope, practicing ERISA, a highly regulated area, and thus understands the needs, wants and desires of various governmental entities and the intersection of employer/employee relations. She brings the necessary business and legal elements to the partnership.

Alan Shorr

Prior to his current career as a successful Broadway producer, Alan was an owner of a nationally renowned broker-dealer in the heavy regulated securities industry. Alan has employed hundreds of people over the years in different communities, as stellar corporate citizens.