



Joseph Price  
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dba/GreenHouse Mobility Solutions  
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October 5, 2020

The Board of Selectmen  
Town of Montague  
1 Avenue A  
Turner Falls, MA 01376

Ladies and Gentlemen of The Board of Selectmen:

This letter is to inform you of the intent of The GreenHouse Cannabis Group, Inc to apply for & receive a Host Community Agreement & Letter of Support from the Town of Montague to operate a Delivery-Only Marijuana Establishment at 41A East Main Street Miller Falls, MA 01349 beginning November 1, 2020.

Operating under the dba "GreenHouse Mobility Solutions," The GreenHouse Cannabis Group, Inc. will use the commercial space in the Millers Falls' General Business District to develop & administer its proprietary online marketplace. As such, it will not have nor require the possession of cannabis onsite, & through its cashless transaction platform, there will be no possession nor requirement for cash onsite either.

This project is being led by [Joseph Price](#), President & CEO of The GreenHouse Cannabis Group, Inc., a senior startup executive who has over a decade of experience in leading mobility, payment processing, & consumer technology development ([Merchant Warehouse](#), [Spotlight Parking](#), [UBERDoc](#)).

Mr. Price has helped design & bring to market successful web-based reservation platforms that connect valets to drivers, patients to medical specialists, & business owners to payment services. He is currently a participant in the Massachusetts Cannabis Control Commission's second Social Equity cohort, & as such is one of only eleven participants statewide to receive The Commission's pre-certification to operate this license type thus far.

Pursuant to this letter of intent, The GreenHouse Cannabis Group, Inc. will provide 1.) a synopsis of its upcoming Community Outreach Meeting, 2.) a copy of the Site Plan Review and/or Special Permit, 3.) a copy of the draft license application, & 4.) a draft of a GreenHouse Mobility Solutions/Town Of Montague host community agreement that meets or exceeds previously approved HCAs with the Town of Montague, as allowable by the General Laws of Massachusetts.

Please note that this letter does not constitute an official offer & all details would have to be negotiated & executed via a formal agreement.

Sincerely,  


Joseph Price  
President & CEO The GreenHouse Cannabis Group, Inc.



**Proposed Site Plan Narrative:**  
**41-A East Main Street Millers Falls, MA 01349**  
**Prepared By**  
**The GreenHouse Cannabis Group, Inc.**  
**For**  
**The Town of Montague, Massachusetts**

The purpose of this proposed use site plan narrative is to inform The Board of Selectmen of the Town of Montague of how The GreenHouse Cannabis Group, Inc. (dba GreenHouse Mobility Solutions) plans to utilize the commercial office location at 41-A East Main Street Millers Falls, MA 01349. As The GreenHouse Cannabis Group, Inc. is pursuing a Letter of Support and Host Community Agreement for the operation of a Delivery-Only Cannabis Delivery establishment, this narrative is to detail how this will be done in full compliance with Montague Zoning Bylaws and The Massachusetts Cannabis Control Commission.

**Business Description**

The GreenHouse Cannabis Group, Inc. has received the provisional license certification from the Massachusetts Cannabis Control Commission ("CCC") to become one of the Commonwealth's first Adult-Use Cannabis Delivery-Only service providers. Operating under the dba "GreenHouse Mobility Solutions," The Company will develop and deploy an on-demand marketplace connecting Massachusetts consumers over 21 with local dispensaries for the purchase and delivery of recreational cannabis and cannabis products. As this will be the main administrative and technology development office of The Company, there will be no product, cash, or drivers stored, warehoused, or stationed at 41-A East Main Street Miller Falls, MA 01349.

**Premise Description**

The commercial office at 41-A East Main Street Millers Falls, MA 01349 consists of two main areas on the first floor of the 41 East Main Street building. Area #1 is called "The Annex" and is an office space that includes a store front entrance, main office entry, two additional office spaces and a bathroom. Area #2 is a large conference style room with an entrance to the Annex space and a back room for storage space that offers egress to the back stairs for emergency purposes. Additionally, Area #2 offers a common space entrance from a second means of egress.

A site diagram from Obear Construction is attached showing the floor plan and layout described above.

**Compliance with Montague Zoning Bylaws**

The proposed use (administrative services and technology development) will occur within the footprint of the existing building in the General Business district.) The proposed use of technology development is the primary use. There are not nor will be any proposed buildings, structures, or signs within 300 feet of a pre-existing public or private school providing education in kindergarten or grades 1 through 12. The Franklin County Technical High School is greater than 1,950 feet from the proposed location. The parking provided (2 spaces) will exceed the amount required, as there will be no traffic to or from this location outside of the President and one or two other Directors. GreenHouse Mobility Solutions will

utilize a remote development team in the wake of the Covid-19 pandemic and minimize all traffic to this location to essential staff only.

### **Impact on Local Infrastructure**

GreenHouse Mobility Solutions will not have a substantial impact on or to municipal infrastructure and services. There will be no additions to the site such as impervious surfaces, and there will be no changes or additions to the pre-existing stormwater management system. Site security will meet or exceed Massachusetts Cannabis Control Commission regulations, and all standard operating procedures such as Security are detailed in The GreenHouse Cannabis Group, Inc. Management & Operation Policies submitted with this document.

### **Hours of Operation**

GreenHouse Mobility Solutions will operate its office from 9AM-9PM Sunday-Saturday.

### **Plan to Control Noise & Pollution**

GreenHouse Mobility Solutions will not be operating any machinery or technology that will produce air pollution, noise, vibration, or waste heat. The main function of this office will be to develop technology, which will be done mostly offsite and supported by cloud technology. Further, this space will operate as a private office and will not be open to the public, pursuant to compliance with CCC regulations. As such, there will be no proposed effects of vehicular and pedestrian traffic in the East Main Street area.

### **Corporate Aesthetic & Neighborhood Character**

GreenHouse Mobility Solutions will incorporate a design feature that will seamlessly integrate The Company into the existing landscape and enhance the local neighborhood character. There will be no objectionable objects used in the logo, banner, or signage of The Company. The proposed "GreenHouse Mobility Solutions" logo is attached and submitted with this document. This logo which will comprise the bulk of all signage is appropriate for the General Business district character and aesthetic.

The proposed office will not be of any substantial harm to the Miller Falls neighborhood, the natural resources or infrastructure of the Town, and will not be the cause of nuisance, hazard or congestion. GreenHouse Mobility Solutions will be a responsible steward of the Montague community.

### **Host Community Agreement**

GreenHouse Mobility Solutions has provided a draft of the Host Community Agreement that it is seeking to execute with the Town of Montague. The Company feels that this meets or exceeds existing HCAs that businesses currently have with The Town of Montague, and eagerly awaits feedback.