

Welcome!
Insa Avon
20 Stockwell Drive
Avon, MA





Mission

In business to make
your day better



Who is Insa?

- Vertically integrated medical and adult use operator
- Founded in Massachusetts 2013, operating as a cultivator, processor, and dispensary since 2017
- Insa cultivates, processes, packages and delivers from an 88,000 s.f. cultivation and production facility in Easthampton, MA
- Insa has expanded from Massachusetts to Pennsylvania and Florida
- All Insa licenses and host agreements are in good standing
- Insa operates medical dispensaries in Springfield and Easthampton, MA
- Insa is hopeful to expand access to its medical products by opening its first Eastern Massachusetts medical store in Avon



Insa Avon Proposed Medical Marijuana Treatment Center

- **20 Stockwell Drive**
- **Existing commercial building with on-site parking**
- **Highway access**
- **Heavily traveled commercial road appropriate for use**
- **Anticipated 200 patients a day**
- **Will not create meaningful impact on roads or parking, traffic analysis to be conducted as part of special permit process.**
- **Seeking operating hours 7am to 11pm, 12.5 patients per hour**

Host Community Agreement/Positive Community Impacts

- The Host Community Agreement sets forth responsible operating terms:
 - Security
 - Reporting
 - Emergency contacts
 - Traffic mitigation
- Community Impact Payments, 3% of gross cannabis sales
- Community support with 50 paid volunteer hours to employees for community assistance
- Insa has a history of charitable contributions in the communities it operates—coat drives, food drives, financial support.



Insa Timelines

August 2021

Insa conducts community outreach meeting.

September 2021

Insa submits special permit application to Avon Planning Board for hearing. A special permit is needed under town zoning for an MTC use.

July 2022

Insa anticipates final CCC approval for sales and grand opening.

August 2021

Avon Board of Selectmen— Approval for Host Community Agreement for Insa's Medical Marijuana Treatment Center (MTC) dispensary at 20 Stockwell Drive, Avon, MA

September 2021

Insa submits a completed application for retail licensure to the Cannabis Control Commission (CCC).

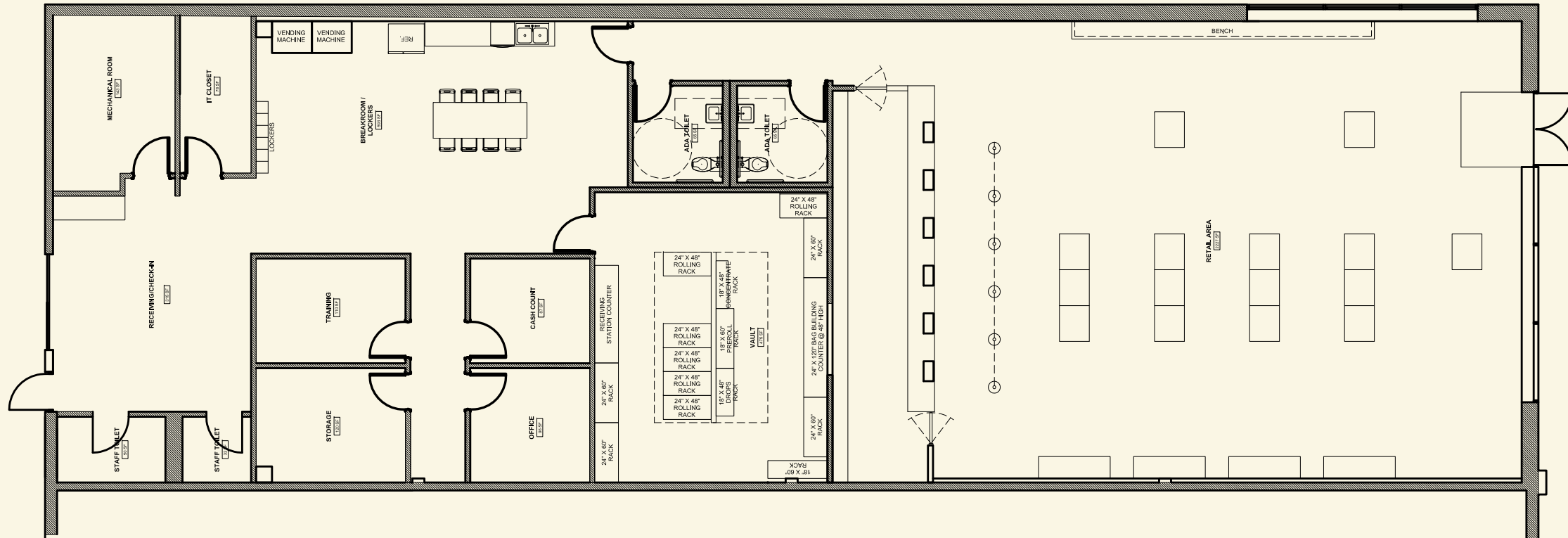
December 2021

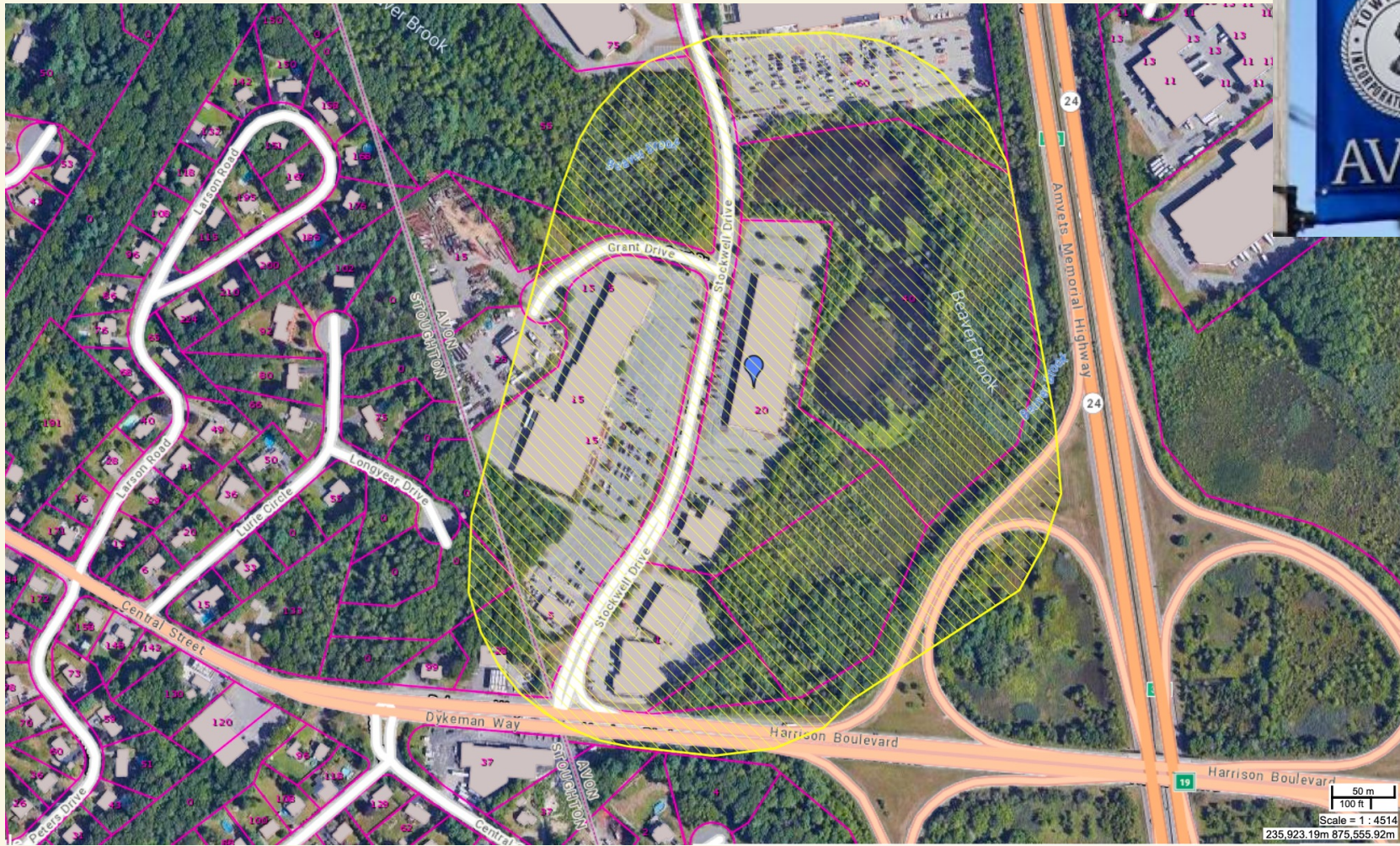
Insa anticipates CCC approval for its application and commencement of construction.



Insa Avon

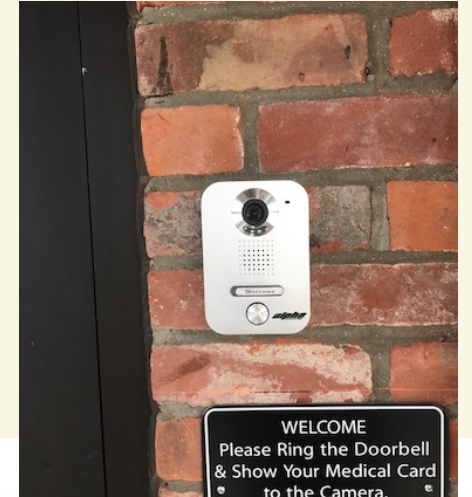
**Medical Marijuana Treatment Center
License 20 Stockwell Drive
Avon, MA**





Safety & Security

- Exterior Intercom System
 - Prevents unauthorized adults and/or minors
- State of the art equipment
 - Video cameras, motion detectors, key access, glass breaks, high-grade mesh, alarms (over 200 cameras & 120 days of stored footage in EH alone)
- Constant collaboration with Avon Police Department
- Camera monitored by security staff
- All security equipment connected to a generator
- Vault access restricted to essential personnel only
- Redundant alarms and overlapping cameras
- Regular perimeter checks



Safety & Security

Diversion/Prevention of Sale to Minors

- **Responsible vendor training**
- **Internal underage sales prevention training**
- **High priority, Zero tolerance**
- **Sale/inventory auditing (manual & software)**
- **ID reading technology (2D MSR RFID Duplex ID Scanner)**
- **“Looping” prevention software**
- **Visually monitoring Footage review**
- **Security walk-throughs**
- **Training and orientation and background checks**
- **2-Person escorts of product**
- **Pre-weighed, pre-packaged product**

Safety & Security

Diversion/Prevention of Sale to Minors

- **Identification/Credential Check – TWO TIMES**
- **ID reading technology (2D MSR RFID Duplex ID Scanner)**
- **Child-resistant & tamper-resistant packaging**
- **Child-resistant exit bag**
- **No marketing with depictions of cartoons, or child-friendly images appealing to children**
- **No edibles (MIPs) shall bear a reasonable resemblance to any product available for consumption as a commercially available candy**
- **No edibles/products that may appeal to children**
- **Parking lot is monitored, no loitering**
- **All employees over the age of 21**
- **Website asks visitors to confirm they are over 21**

Community Impact

- **Jobs (Avon residents given priority when recruiting)**
- **Food drives & coat drives for local food banks and shelters**
- **“Doggie Drives” for local Animal Rescues**
- **Insa’s Team Community**
 - **Community driving team building**
 - **Volunteerism**
 - **Community clean ups**
- **Go Green Initiatives (exit bags, packaging recycling)**
- **Charitable financial support**
- **Use local contractors and local artists**
- **Free Informational Series Events**
- **Taxes**
- **Host agreement for add’l benefits including host impact fees**

Plan for Reduced Cost or free Marijuana to Patients with documented Verified Financial Hardship

- Eligible patients are determined by the CCC
- Insa has developed several programs to provide financial assistance to medical-use patients to offset the costs associated with purchasing cannabis for medical use.
- Veterans and individuals with verified financial hardships are eligible to receive discounts on all their purchases of medical-use products.

POSITIVE COMMUNITY IMPACT / NUISANCE PREVENTION

- Opaque Windows (unable to see inside the dispensary from outside)
- Odor Mitigation Carbon Filter System
- Security patrolling/monitoring
- Ample parking
- Minimal wayfinding signage
- No loitering
- Near zero noise projection
- No dust, glare, fumes, vibration, heat or other conditions which could cause a nuisance
- No advertising visible from outside





Thank You

Questions?

