

LunarX

Community Outreach Meeting

Presented by: **LunarX**

Date: **June 1, 2022**

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The LunarX Team



Manny Sarmiento

Manny is a Westport MA resident

Manny immigrated to Massachusetts from Lisbon Portugal when he was 19. Over the past 30 years and since his humble beginnings as a car salesperson, Manny has many years growing his own businesses to great heights. Manny has successfully formed 3 car dealerships, Prestige Auto Mart of Taunton MA, Prestige Auto Mart of Westport MA and Prestige Mitsubishi of Providence RI. Manny is also the owner of State Cap Auto Finance located in Westport MA.



Stephen Brabant

Steve is a Dartmouth MA resident

Steve started his career in 1986 graduating Henkel's and McCoy Telecommunications Training school in Taunton MA. Steven currently serves as Vice President of Data Center Services and Operations for a Massachusetts based company. Steve specializes in design, implementation, operations, and maintenance of high efficiency, high uptime, and high security, critical facilities infrastructure. Steve is an active member of the Massachusetts recreational cannabis community.



Jeffrey Leary

Jeff is a Westport MA resident

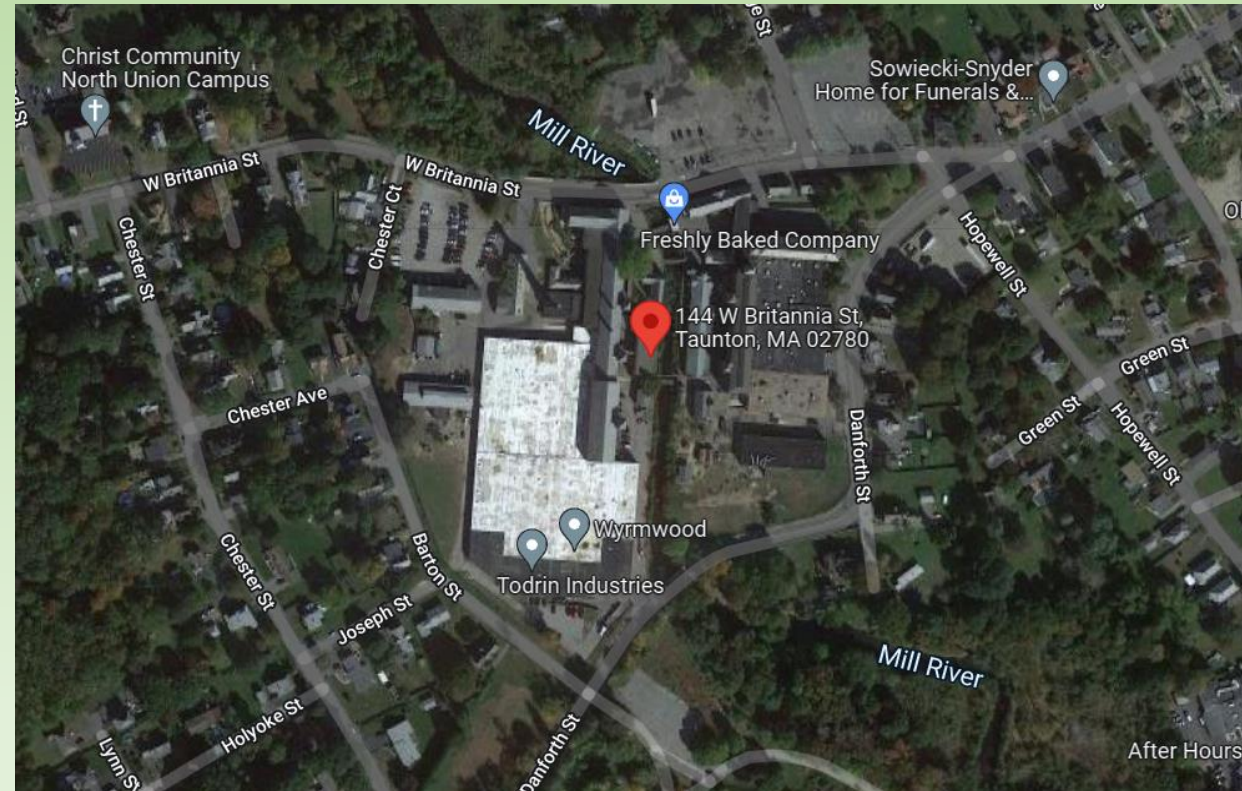
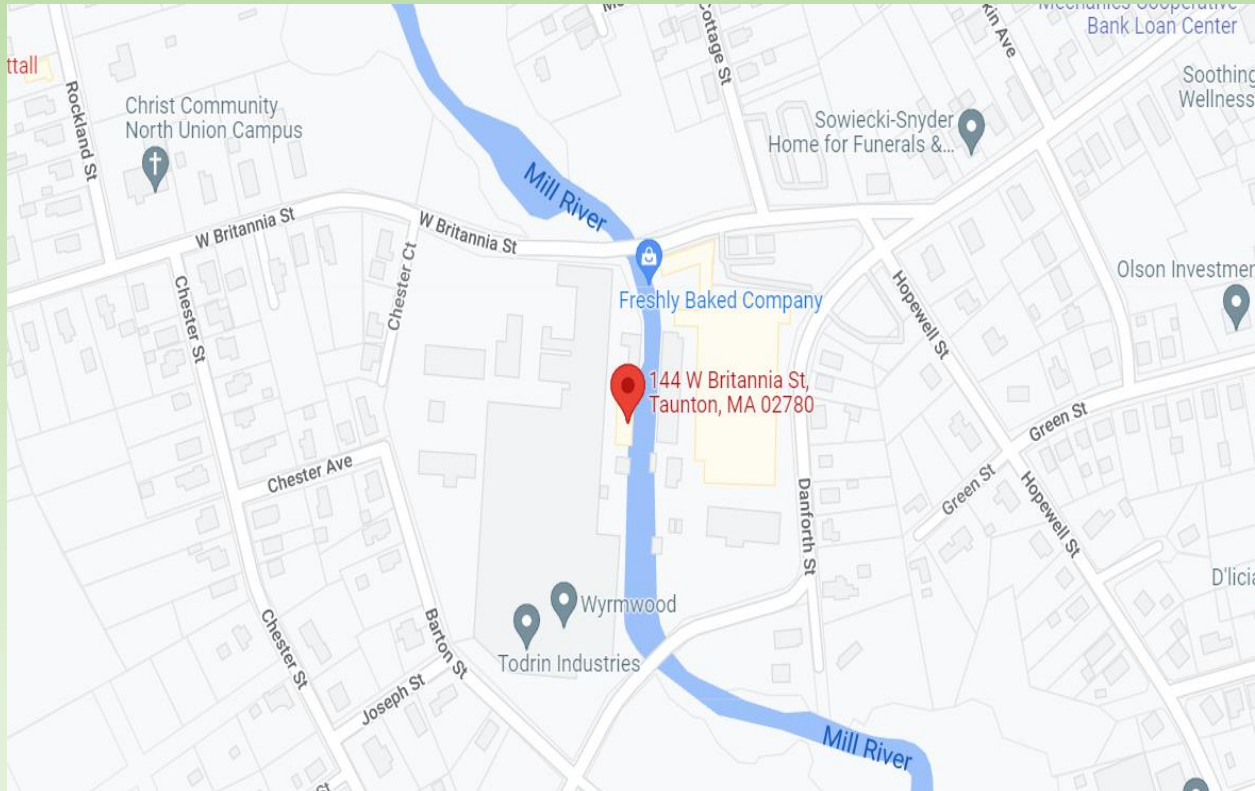
Jeff is a graduate of Somerset high school who attended BCC and Umass Dartmouth colleges. Jeff served in the United States Marine Corp before beginning his career in the automobile industry. Jeff has served as General Manager at Prestige Auto Mart for the past 18 years. Jeff is highly involved with his community working with several non profits in his spare time. With a passion for the airwaves Jeff hosts a radio show for WSAR 1480AM and 95.9FM from 9-11AM M-F. Jeff is an active member of the Massachusetts recreational cannabis community.

Type of Establishment

- Cannabis Product Manufacturing – Business will prepare & package cannabis products. Cannabis products include edibles, topicals, tinctures, extracts, vape cartridges & pre rolls.
 - Parking/Traffic – This is an Employee Only establishment. Therefore, there will be very little traffic generated by the establishment. Moreover, there is ample parking on site, based on business type minimal dedicated parking requirements.
 - Odor – No odor is produced during product manufacturing processes.

The Location

LunarX is proposing to open the Cannabis Product Manufacturing establishment at:
144 W Britannia St in the town of Taunton



The Location, Cont.

The proposed establishment at 144 W Britannia St meets all of the City of Taunton's and all State requirements regulations:

- Located within the Industrial Zoning District:
 - Pursuant to Chapter 222 of the City of Taunton Ordinance the use is permitted pursuant to a special permit from the Taunton Municipal Council.
- Meets the 500-foot buffer zone requirements:
 - MGL Chapter 94G, Section 5(b)(3) requires a 500-foot setback from schools.
- Complies with 935 CMR 500:
 - The Establishment complies with the Cannabis Control Commission Regulations 935 CMR 500 relating to regulating adult use marijuana establishments in Massachusetts.



Security

- Entire Property is fenced with a Security gate at the entrance.
- 24/7 video surveillance of exterior and interior areas of the Establishment.
- All marijuana products will be secured during and outside of operational hours.
- Alarm system monitored by third-party security firm as well as the City of Taunton Police and Fire departments.
- LunarX will follow strict product transport policies and procedures.
- LunarX will implement a number of security measures to ensure the safety of its employees, the surrounding area, and community.
- LunarX will use security measures that prevent all unauthorized access.

Prevention/Diversions

- LunarX will only provide access to the Establishment to individuals 21 years of age or older. All employees will have age verified upon hiring and only individuals 21 years of age or older will be eligible for employment.
- All visitors must go through an identification process at check-in and provide identification to access the Establishment.
- All marijuana products are tracked through METRC

Positive Impact on the Community

- LunarX will be an active and contributing member of the Taunton business community, contributing both financially and by service to the community. LunarX member Manuel Sarmiento is currently an active contributor to the Taunton community.
- LunarX will seek to employ a majority of its workforce from the local community (specifically, candidates that reside within the City of Taunton)
- LunarX will encourage applications from and the recruitment of women, veterans, and minority candidates.
- LunarX will enter into a Host Community Agreement with the City of Taunton that will provide for a 3% fee on gross revenues to be paid to the City, estimated to be as follows after the first year of production:
 - Year 1 - \$65,000
 - Year 2 - \$81,500
 - Year 3 - \$100,000
 - Year 4 - \$120,000
 - Year 5 - \$140,000

Questions