

BASK, INC.

FAIRHAVEN OPENING DAY AND TRAFFIC AND PARKING MANAGEMENT PLAN

Bask, Inc. (“Bask”) shares the Town of Fairhaven’s goals of ensuring that all operations at its co-located Medical Marijuana Treatment Center (“MMTC”) and adult use Marijuana Establishment (“ME”) facility, which does not include cultivation or product manufacturing at this time, are designed to optimize local safety, minimize impact to the surrounding neighborhood, and allow Bask to continue to operate harmoniously within the larger Fairhaven community. The proposed plan outlined below will be implemented at the initial opening of the adult-use retail dispensary.

I. Plan Goals

1. Ensure the safety of customers, employees, and the surrounding community.
2. Minimize the impact of traffic flow on adjacent businesses and nearby streets.
3. Facilitate efficient parking lot operations to minimize back up on adjacent streets.
4. Implement efficient order-ahead systems to reduce transaction times.
5. Provide information to allow customers to get to and from the facility efficiently and safely.
6. Promote efficient coordination between Bask, the Fairhaven Police Department, and the Town.
7. Establish open lines of communication with abutters and nearby residents and local businesses.

II. Traffic Flow and Parking

Bask’s retail dispensary at 2 Pequod Road is easily accessible by car via Alden Road. The Property currently offers 40 onsite, parking spaces, including 5 ADA compliant parking spaces, [one of which is van accessible.] Bask estimates that the average adult use customer will be on site at the retail dispensary for approximately 12 minutes per visit.

For at least the first week of its adult use retail operations, Bask will cover the costs of employing a police detail to control and direct traffic and parking in and around the facility. Thereafter, Bask will coordinate with the Fairhaven Police Department to determine the necessity and proper duration of additional police details.

Bask will have 4 security agents on duty during business hours supplemented by the Director of Security. Two agents will be outside the facility easily identifiable with reflective vests with “Security” printed on the back. One exterior agent will patrol the parking lot to prevent loitering and to direct customers to legal parking spaces and to ensure driveways and the street remains free for traffic flow. The second exterior agent security agent will be present at the south side Adult Use entrance to verify identification (must be 21+ years old to enter) and ensuring any line is orderly and free of any disturbances.

An additional two security agents will be inside the facility, one at the medical use security post and one at the adult use security posts. Both posts are directly inside those entrances and control access to the remainder of the facility. Both posts have views of our Avigilon camera system and interior agents are responsible for monitoring the interior and exterior of the building through these camera views as well as checking in patients, customers and visitors. The interior agent on the medical side is responsible for verifying the patient has a valid, state patient card and both interior agents are responsible for a second check of Government issued ID’s to verify age.

Bask does not expect that overflow parking for customers will be necessary, but if desired, Bask will work cooperatively with the Police Department and the Town to design and implement an overflow parking and shuttle plan for customers.

III. Customer Flow

1. Entry Vestibules

There will be separate entrances and exits for medical patients and adult use customers. The medical entrance and exit is on the east side of the building (facing the Post Office Annex). The adult use entrance and exit will be on the south side of the building (facing Pequod Road). Medical patients and adult use customers will have separate rooms for points of sale and will be visually separated by walls and/or partitions while on the premises.

In accordance with the Commission's regulations, access to the facility is limited to individuals 21 years of age and older. If the individual is younger than 21 years old but 18 years of age or older, he or she will not be admitted unless the individual is a registered qualifying patient or caregiver and produces a valid Medical Use of Marijuana Program ID Card issued by the Commission.

Prior to an adult use customer's entry into the entry vestibule, an agent will visually inspect the customer's proof of identification and determine the individual's age. An individual will not be admitted to the premises unless the agent has verified that the individual is an appropriate age and has the required credentials to enter the facility.

Upon entering the entry vestibule and prior to entering the waiting area and retail sales floor, customers will again be required to provide proof of identification that is scanned via a card reader to confirm the form of identification is valid. An individual will not be admitted to the sales floor unless a Bask agent has verified that the individual is an appropriate age to enter the facility.

2. Waiting Area and Retail Sales Floor:

After being checked through the entry vestibule, customers will be directed to a Bask agent managing customer flow, who will allow customers to enter the retail sales floor, and direct them to enter a queue to obtain individualized service where they may select any of the products available to them with the help of a Bask agent. A Bask agent will remain permanently stationed at the queue to assist in directing them, as desired, directly to a point of sale terminal or to the dispensary floor for a personalized discussion with an agent.

Medical patients will not be required to wait in the queue and will be immediately directed to the point of sale station dedicated to medical sales. Registered medical patients who request an individual patient consultation will also be directed to a private counseling room to the left of the retail sales area.

Upon checkout, customers will be required to confirm their identities and age a third time. Checkout also activates the seed-to-sale tracking system that is compliant with 935 CMR 502.105(8). In the event an agent determines an individual would place themselves or the public at risk, the agent will refuse to sell any marijuana products to the consumer.

Once the transaction is complete, an agent will direct the customer to exit the premises through a separate exit point.

Bask will strictly follow any executive orders by the Governor or Town of Fairhaven regarding disease spread mitigation efforts including but not limited to requiring wearing protective masks and enforcing social distancing rules.

IV. Dissemination of Traffic and Parking Information

Bask will include informational materials and updates about traffic and parking on-site inside the facility, on its website, through email and social media channels, and use of local media. Bask will also provide this information to the Town of Fairhaven and the Fairhaven Police Department to post or share at its discretion.

V. Plan Evaluation

Bask will meet with representatives from the Town and the Police Department to discuss traffic and queue management at the following times:

- Prior to the opening of the facility;
- One week after the opening or as needed in the month following opening; and
- Additionally, anytime at the request of the Town and the Fairhaven Police Department.

Bask anticipates making thoughtful, continued modifications to this plan to ensure the facility is operating efficiently, safely, and in harmony with the surrounding community.