

MARLBOROUGH, MA - 239 BOSTON POST ROAD WEST
RK CENTER MARLBOROUGH II



CAL VERDE
NATURALS

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EXECUTIVE SUMMARY

- Woman Business Enterprise (“WBE”) proposing to open an Adult Use Marijuana Retail Establishment in Marlborough, MA.
- Experienced retail management team with an upscale vision for the brand.
- Host Community Agreement executed July 15, 2020
- Community Outreach Meeting conducted on August 25, 2020
- Cannabis Control Commission Provisional Approval received on January 14, 2021
- Marlborough is projected to be fully permitted and start construction 3rd Quarter 2021 for a proposed opening of year end 2021 or early 2022 (new build).



ABOUT US

Calverde Naturals, LLC (“Calverde”) is a locally-owned and operated team of Massachusetts residents that is applying to operate up to three marijuana adult use retail establishments in the state of Massachusetts as a **Women Business Enterprise**. Calverde is committed to operating state-of-the art facilities that are secure, efficient, and fully compliant with all regulations set forth by the Cannabis Control Commission (“CCC”). Calverde currently has applications pending at 239 Boston Post Road West (Route 20) in **Marlborough, MA** and at 1010 Pleasant Street in **Belmont, MA** and. Calverde is also sourcing opportunities for a 3rd location to meet the maximum allowed per the CCC.

As a team with roots in the area, maintaining our reputation within the local civic, business, and philanthropic communities is important to us. We recognize that the success of our business is contingent upon our ability to operate harmoniously with the surrounding community by keeping true to our word, actively seeking feedback, and incorporating best practices into our daily operations





KELLY TOMASELLO CALVERDE NATURALS

President & CEO

A native of Southern California, Kelly has spent most of her professional life creating, managing, and delivering unique client experiences. As both a teenager at the local Country Club or more recently, running two-high volume restaurants in Boston's Financial District, her passion and talent for business and community has always been forefront. After graduating from the University of New Hampshire with a degree in Hospitality and Business Management and minor in Culinary Arts, she moved back to Santa Barbara, Ca and began working for Nordstrom, an iconic company known for their world-class customer service. For six years, Kelly managed the highest volume clothing department. Kelly managed a team of 12 people, oversaw the buying, inventory and styling of the floor. In search of growth she was then hired at Blaec, the first online store for women's luxury goods, as the manager of the fraud, shipping and receiving department coordinating across all functions and helping the small start-up grow significantly. She later was promoted to head Buyer for the company. After two years with Blaec, she was recruited to manage the total operations of a luxury children's boutique and interior design company. She oversaw all aspects of running the retail component, back of the house operations and traveling throughout the state of California to design rooms for high end clientele.

After moving back to New England in 2008 to be with family, Kelly combined passion for customer service and hospitality as the manager for two high volume restaurants where she excelled in creating menus and building a very loyal clientele. She took courses at Boston University's Wine and Gastronomy Programs and worked to complete her Sommelier Designation.

In 2013 Kelly and her husband welcomed their son, Lucas. It was during this time that Kelly became interested in alternative medicine and wellness as a means to alleviate both the physical and mental pressures of work, family, and life. This interest intensified in 2015 after learning that her son has special needs. In search of better treatment options and therapies, Kelly learned firsthand how effective non-traditional treatments such as acupuncture, massage, craniosacral therapy, and other forms of healing were on her son's symptoms.

Her interest in Calverde is the next chapter of a long road and she hopes it will bring more awareness and acceptance of alternative medicine, self care and healthy living. In both her personal and professional life, her creativity, drive, her genuine interest in people are the drivers of her success. As the founder and CEO of Calverde, she looks forward bringing a new brand of Wellness to Massachusetts. Kelly resides in Winchester with her husband Steve and their son Lucas.





STEVE TOMASELLO

CALVERDE NATURALS

Vice President

Steve grew up in Reading, Massachusetts and graduated from Tufts University in 1994 with a Bachelor of Science Degree in Civil Engineering with a minor in Business Management. Upon graduation Steve started with Atlantic Retail Properties as a retail real estate broker specializing in Tenant and Landlord Representation across New England.

Over the past 25 years as a Broker and Partner, Steve has played an active role in the transition and growth of Atlantic to over 65 employees amongst 6 offices providing coverage for retailers up and down the East Coast as well and in the Los Angeles, Ca area. Steve has extensive experience working with a diverse group of national and regional retailers planning and executing their store growth strategies.

Steve's interest in holistic and alternative medicine began in 2010 when his father was diagnosed with stage 4 lung cancer. Traditional treatments coupled with the preferred holistic alternatives helped prolong the initial diagnosis and gave his father the opportunity to live a decent quality of life 2 years beyond expectations. This interest intensified in 2015 upon learning that his son has special needs. In search of better treatment options and therapies, Steve and his wife Kelly learned firsthand how effective non-traditional treatments such as acupuncture, massage, craniosacral therapy and other forms of healing were on their son's symptoms.

Steve's many years of experience in retail, entrepreneurial drive, passion for service and interest in alternative medicine has led him into the cannabis industry. Having the opportunity to enhance the quality of people's lives with a safe, natural and healthy alternative is the primary objective of Calverde Naturals. Steve and his wife Kelly currently reside in Winchester, MA with their son Lucas.





MICHAEL ALLEN

Chief of Security

Michael Allen is currently the Manager of Armstrong Security, LLC providing security consulting services to licensed marijuana establishments in both MA and NH for the past 3 years.

Prior to this, he served as the Chief of Police in the City of Rochester, NH where he retired from after 30 years of service.

Michael is a native of Rhode Island, born and raised in the city of Pawtucket. Michael is also a veteran of the U.S. Air Force and New Hampshire Air National Guard having served 5 1/2 years as a military police officer. Michael holds a Master of Science degree in Project Management and a Bachelor of Science degree in Public Safety Administration, both from Granite State College.

Michael is graduate of the FBI National Academy and is a past president and member of the FBI National Academy Associates, New England Chapter. He is also a member of the NH Chiefs of Police Association. He is a 2008 recipient of the NH Governor's Award and NH Congressional Law Enforcement Award for his role as Incident Commander of a hostage standoff. He is also a member of Rochester Rotary and serves on the Advisory Board of the Strafford County Family Justice Center.



MARLBOROUGH, MA – 239 BOSTON POST ROAD WEST RK CENTER MARLBOROUGH II

- **SPECIAL PERMIT AND SITE PLAN REVIEW**

- Proposed Adult Use Retail Marijuana Establishment
- Proposed new construction of a 2,800 square foot freestanding building
- Proposed secured fenced in loading area for deliveries which is the gold standard for security in the cannabis industry.
- 66 primary parking spaces shared with adjacent retail strip (Chipotle, Great Clips, Subway); over 250 parking shared spaces total within RK Center Marlborough II.
- Up to 20 well paying jobs with a commitment to hiring a local, diverse staff.
- Host Community Agreement that provides Marlborough with 3% of sales revenues.
- Increased tax revenue based new construction and increased value of the parcel.

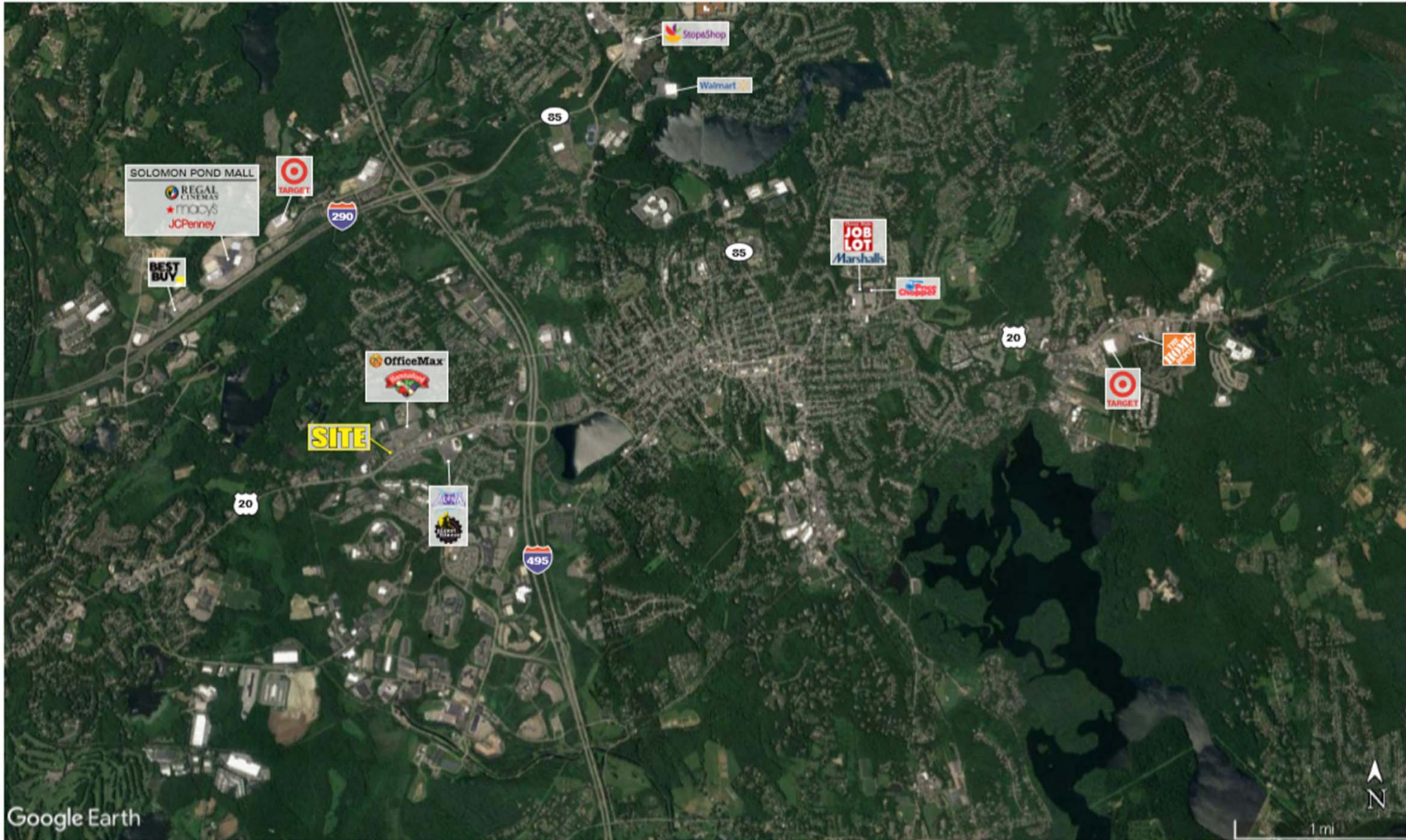


MARLBOROUGH, MA - 239 BOSTON POST ROAD WEST LOW AERIAL VIEW



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MARLBOROUGH, MA - 239 BOSTON POST ROAD WEST HIGH AERIAL VIEW



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MARLBOROUGH, MA – 239 BOSTON POST ROAD WEST

PROPOSED SITE PLAN



BOHLER
 ENGINEERING
 SITE CIVIL AND LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DATE	BY

811
 Know your utility. Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

ISSUED FOR PERMIT

PROJECT NO: 20190101
 DRAWN BY: JWS
 CHECKED BY: JWS
 DATE: 01/10/2019
 SCALE: AS SHOWN

SPECIAL PERMIT PLANS

FOR

CAL VERDE
 NATURALS

PROPOSED
 RETAIL DISPENSARY
 MAP #78, LOT #2A
 239 BOSTON POST ROAD
 CITY OF MARLBOROUGH
 MIDDLESEX COUNTY,
 MASSACHUSETTS

BOHLER
 ENGINEERING
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 PHONE: (508) 454-9922
www.BohlerEngineering.com

J.G. SWERLING
 PROFESSIONAL ENGINEER
 REG. NO. 10101
 REG. EXPIRES: 03/31/2021
 REG. STATE: MA
 REG. NO. 10101

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

ORG. DATE: 01/11/2021



MARLBOROUGH, MA – 239 BOSTON POST ROAD WEST

PROPOSED INTERIOR FLOOR PLAN

CAVENEY
 architectural collaborative, inc.
 128 WARREN ST ■ LOWELL, MA 01802
 info@caveneyarch.com
 978 - 770 - 0018



CAL VERDE
MARLBOROUGH DISPENSARY
 219-237 BOSTON POST ROAD, MARLBOROUGH, MASSACHUSETTS

CONCEPT DESIGN

PROJ. NO.	9719-08	
DATE	01/03/20	
DRAWN BY:	M. CASSEY	
REVISIONS:		
NO.	DATE	NOTES

MAIN LEVEL FLOOR PLAN
A1.0



① MAIN LEVEL FLOOR PLAN
 12' - 1/2"





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