



Winchendon, MA  
Cultivation and  
Manufacturing  
Facility

# CNA Stores Team

- Robert DiFazio, Chief Executive Officer -CNA Stores, Inc
- Michele Whitley, Chief Operations Officer-CNA Stores, Inc.
- Michael Allen, Chief Of Security, Armstrong Security LLC



# Community Outreach Meeting Objectives

- The type of Marijuana Establishment to be located at the proposed address;
- Information adequate to demonstrate that the location will be maintained securely;
- Steps to be taken by the Marijuana Establishment to prevent diversion to minors;
- A plan by the Marijuana Establishment to positively impact the community; and
- Information adequate to demonstrate that the location will not constitute a nuisance as defined by law.





The Company

# Executive Summary

- Our Disabled Veteran-Led Company brings expertise and a unique background in business management, law enforcement, cultivation, and operational excellence. As a licensed Marijuana Cultivation and Manufacturing facility, we will bring the Massachusetts marijuana community a variety of marijuana products and services.
- The extended experience of our management team along with our previous experience in the business operations will be the foundation on which we continue to build.
- CNA Stores looks forward to becoming an integral part of the Winchendon community and shall offer a safe and secure environment.



# CNA Stores Inc.

## MISSION STATEMENT

At CNA Stores our mission is to cultivate Quality, Integrity and Commitment. We produce the highest quality product that provides an unparalleled experience and promotes a better quality of life. We have the Integrity to do the right thing even when no one is watching and are Committed to our Veterans, our Community and the Environment.



### QUALITY

- To provide the highest quality cannabis products available on the North Shore
- To provide a quality experience in our stores
- To provide on-going staff education to meet/exceed Massachusetts cannabis industry expectations
- To provide a quality work-life balance for all employees



### INTEGRITY

- To do the right thing, even when no one is watching
- To promptly respond to questions and concerns of the communities where CNA stores are located



### COMMITMENT

- To honor and hire veterans
- To participate in philanthropic efforts and community volunteer projects
- To be mindful of the environmental impact through all phases of cannabis production



# CNA Stores Overview

## RETAIL LOCATIONS

- Haverhill, MA
  - 558 River St., Haverhill MA
  - Approximately 9,000 sq. ft.
  - We currently have a **Final License** and are awaiting our post-final inspection by the Cannabis Control Commission (CCC).
  - Buildout complete and Certificate of Occupancy has been granted by the City of Haverhill
  - Expected Opening November 11, 2020
- Amesbury, MA
  - 77 Macy St., Amesbury MA
  - Approximately 2,000 sq. ft
  - We currently have a **provisional license** and are awaiting our provisional inspection by the CCC.
  - Buildout will be complete August 28, 2020 complete.
  - Expected Opening December 2020
- Boston, MA
  - Seaport District or the Fenway area.
  - Approximately 2,000 sq. ft
  - Site Control and working towards obtaining Host Community Agreement with the City of Boston.
  - Expected opening Q1 2022

## CULTIVATION AND MANUFACTURING

- Amesbury, MA
  - 57 South Hunt Rd, Amesbury MA
  - Approximately 53,000 sq.ft.
  - We currently have our **provisional licenses** for cultivation and Manufacturing
  - We have received our special permit and Building permit from the City of Amesbury.
  - We are waiting for the CCC to complete our Architectural review before we can start construction
  - Approximately 40,000 Sq.ft of Canopy and a 20,000 sq.ft of Manufacturing and office space
  - Expected opening July 2021



# CNA Stores Vision for our Winchendon, MA Facility

## CULTIVATION AND MANUFACTURING SITE

- Currently we have site control over 145 acres in Winchendon MA
- Cultivate and Manufacture marijuana products.
- Employ as many **Veterans** and personal from **Winchendon** as possible.
- Vertical Farming Approach
- Sustainable operations
- Oder Controls
- Phased approach



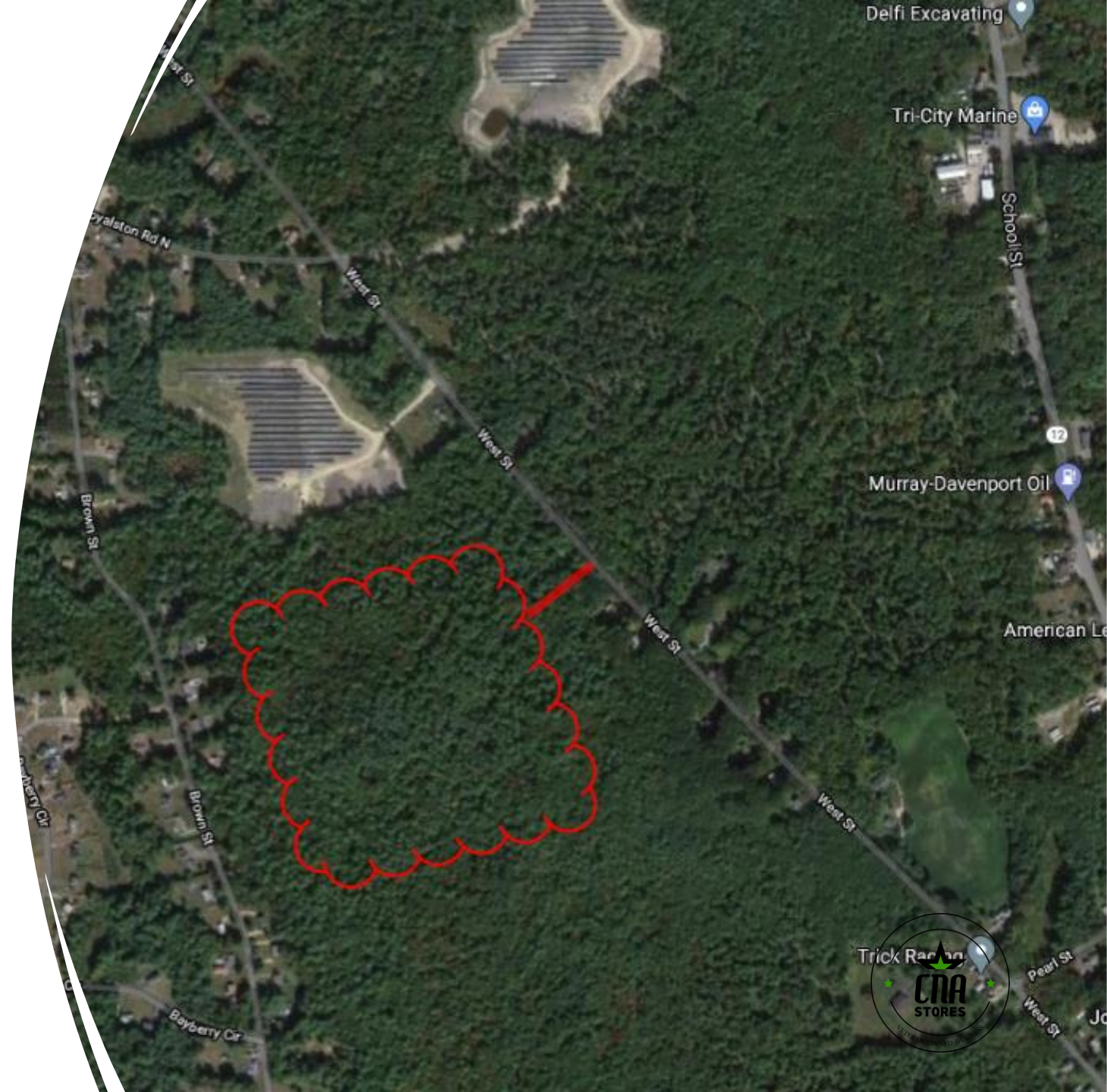


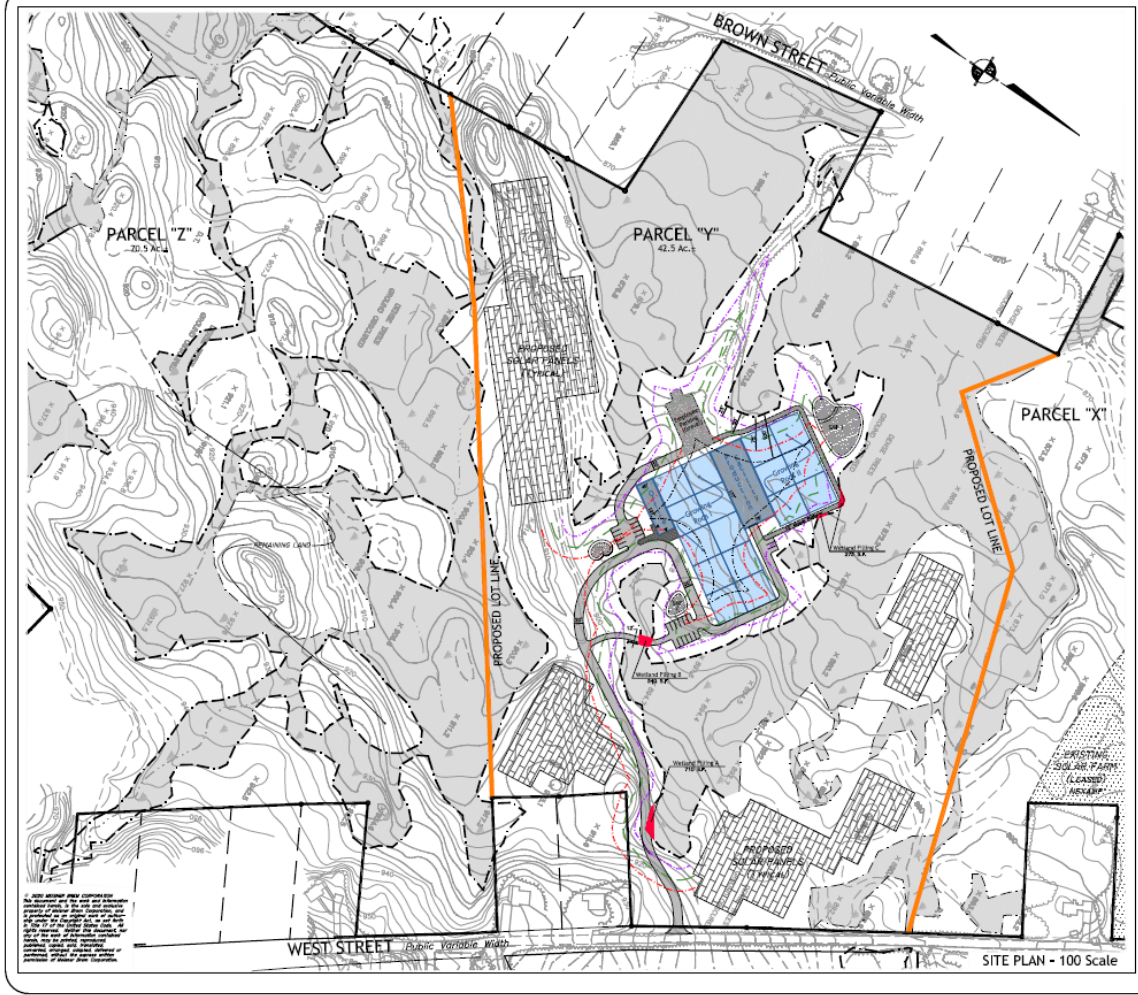
# CNA Stores Vision for our Winchendon, MA Facility

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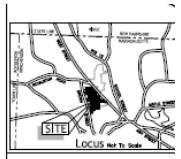
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- LEGEND**
- PROPOSED BUILDINGS
    - OFFICE
    - PRODUCTION FACILITY
    - GROWING PODS
  - WETLANDS & OFFSETS
    - WETLANDS
    - 25' WETLAND OFFSET
    - 50' WETLAND OFFSET
    - 75' WETLAND OFFSET
    - 100' BUFFER ZONE
    - AREA OF WETLAND FILLING



- NOTES:**
1. THE SUBJECT PROPERTY IS OWNED BY: WINCHENDON VENTURES, LLC  
C/O TERRY O'REILLY  
PO BOX 2844, 1 ATLANTIC AVE  
SALESBURY, MA 01968
  2. ZONING: A-1 RESIDENCE  
MINIMUM LOT SIZE: 65,000 SQ. FT.  
MINIMUM FRONTAGE: 100'  
SETBACKS:  
FRONT - 30'  
SIDE - 10'  
REAR - 10'  
RECALLED FRONTAGE LOTS PERMITTED (SPECIAL VARIANT REQUIRED)  
PERCENTAGE - 30%  
LOT AREA - 2 ACRES  
RECALLED FRONTAGE LOTS
  3. BOUNDARY SHOWN ON THIS PLAN IS DERIVED FROM RECORD PLANS.
  4. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS A RESULT OF AERIAL PHOTOGRAPHY BY GASTIC TECHNOLOGIES PERFORMED IN MARCH OF 2014.
  5. WETLAND SHOWN IN THIS PLAN WERE DELINEATED BY SPURIN ASSOC. AND FIELD LOCATED BY MISHNER BIRCH CORPORATION.
  6. ALL LOTS TO BE REVIEWED BY MUNICIPAL ENGINEER AND WATER.

SEC. 1
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 FEASIBILITY SITE PLAN  
 PROPOSED CANNABIS FACILITY  
 WEST STREET, WINCHENDON, MA  
 PREPARED FOR:  
 CNA STORES  
 27 N. MAIN STREET  
 WINCHENDON, MA 01913  
 October 20, 2020



MISHNER BIRCH CORPORATION  
 27 N. MAIN STREET, WINCHENDON, MA 01913  
 508.253.1234  
 www.mishnerbirch.com

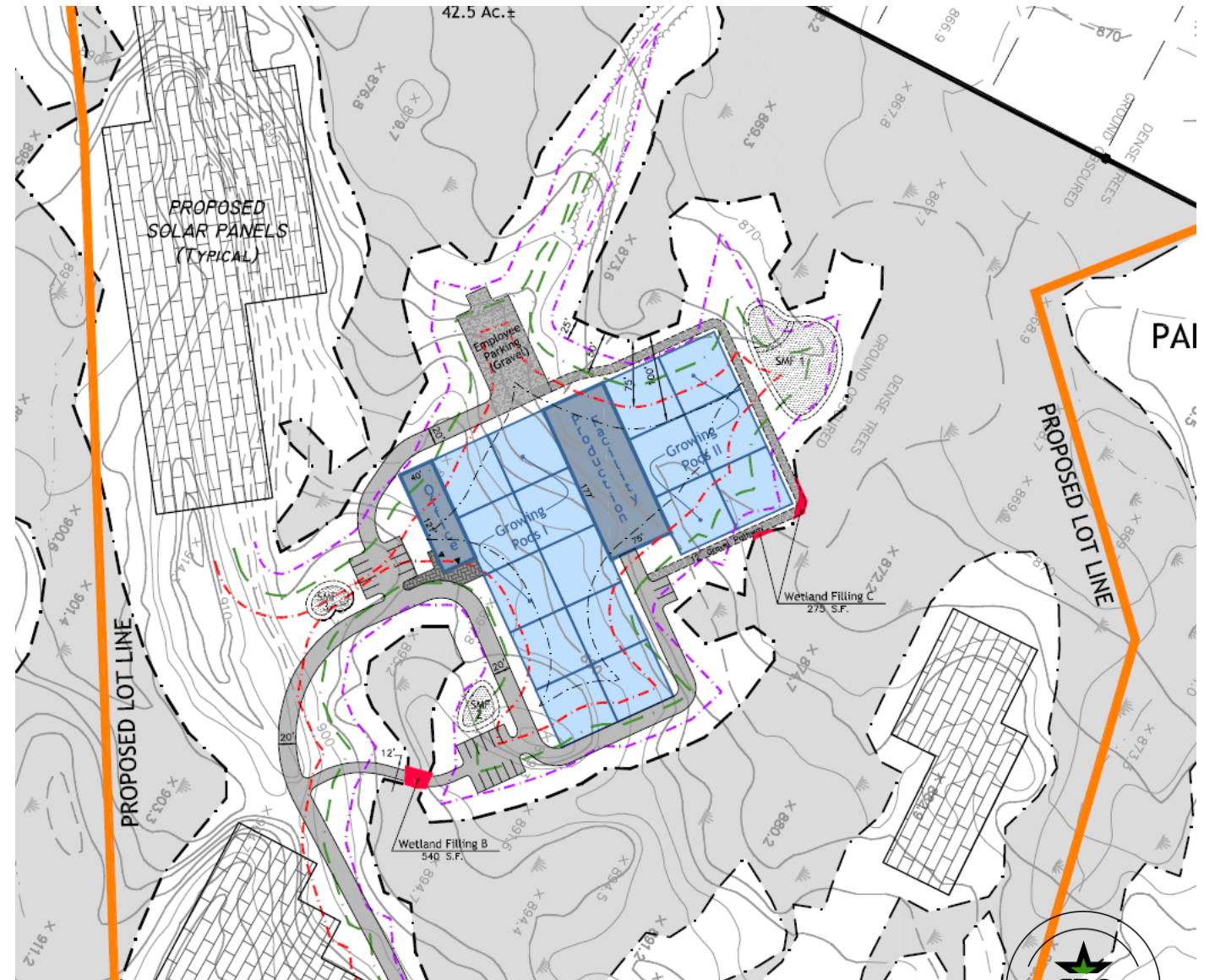
# CNA Stores Vision for our Winchendon, MA Facility



# CNA Stores Vision for our Winchendon, MA Facility

- **CULTIVATION AND MANUFACTURING SITE**

- This project will be Phased.
- Phase 1
  - Office Area
  - 10 grow rooms
  - Manufacturing area
- Phase 2
  - 6 additional grow rooms
  - Additional manufacturing.



# CNA Stores Vision for our Winchendon, MA Facility

- Vertical Farming
- Water Cooled LED lights
- Capture and reuse the condensate
- Driven by automation and AI
- Focused on Energy Efficiency
- Solar power on site for our facility



**PIPP**  
MOBILE STORAGE SYSTEMS  
HORTICULTURE

**Cultivate  
Elevate**

piphorticulture



# CNA Stores Physical Security Plan

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- **Crime prevention through environmental design (CPTED)**
- Closed-Circuit Video Surveillance
- Alarm Systems which will be monitored 24/7/365
- Bio-Metric Electronic Access Control
- Safe Transportation Procedures
- Minimal Signage
- Seed To Sale software to limit diversion to minors



# Positive Community Impact

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- **Gross Wholesale Contributions in the amount of 3 percent (potential to exceed \$1 million)**
- **\$25,000 worth of Donations to local charities.**
- **100 Community Volunteer Hours**
- **Local Vendor Participation**
- **Employment opportunities for the citizens of Winchendon**
- **Operational hours monitored by security officer.**
- **Creating jobs for Veterans and locals**
- **U.S. Veteran-Led Company**





# The Team

# Executive Team



## Chief Executive Officer Robert DiFazio

Robert DiFazio, a service-disabled veteran, started his career in the United States Navy Nuclear Power Program and has spent the last 24 years working in mission critical environments and developing small businesses. As a 17-year resident of Amesbury, Mr. DiFazio successfully built two companies Critical Solutions Group and Critical Power Testing and Maintenance. Mr. DiFazio developed and implemented Data Center solutions to some of the nation's largest Data Center and technology companies including Microsoft, Facebook, Google, TD Bank Financial Group, Fannie Mae, Time Warner Cable, Tesla and many others.

For 13 years Mr. DiFazio was Chief Executive Officer and founder of Critical Solutions Group, a Service-Disabled Veteran Owned Small Business. Critical Solutions Groups data center services include commissioning, design support, construction project management and load bank services. Mr. DiFazio's diverse experience in design, operation and management of data centers enables him to cover every phase of a data center through its life-cycle, from operations and maintenance, to remote management, energy audits, project management and facilities infrastructure training. Mr. DiFazio was responsible for developing and implementing the vision and the strategy of this business until it was acquired by BGIS, a Brookfield Asset Management Company.





# Executive Team



## Chief Operating Officer Billie Haggard

Billie is an experienced leader and an expert in developing and executing strategic business initiatives while leading high-performance operational groups. Prior to coming to CNA Stores Billie was Senior Vice President of Operations for Aligned Data Centers, Billie was responsible for spearheading the company's data center performance optimization. He managed mission critical operations and on-site personnel, anticipated market direction to keep the company's facilities up-to-date, negotiated and managed vendor relationships, ensured operational and professional excellence and more.

Billie also served as Operations Director for a global leader in facility and asset management, where he was responsible for all aspects of management, operations, maintenance and training for over 3 million square feet of data center space and 200 personnel. He has also served in leadership positions with Critical Solutions Group (CSG), Microsoft Data Center Delivery Group, Switch and Data and CoreSite Realty Corporation, garnering deep insight into creating successful programs and various strategic planning initiatives to enhance corporate performance and ensure quality across the board. Billie began his career in the U.S. Navy as a Nuclear Machinist Mate. During this time he earned four Navy Achievement Medals as a result of his outstanding instruction and training abilities. He received a B.S. in Business Management and a Master's Degree from Colorado State University.



# Executive Team



## Chief of Security Michael Allen

Michael Allen is the founder of Armstrong Security, LLC providing security consulting services to licensed marijuana establishments. He currently provides security services to both New Hampshire and Massachusetts companies in the licensed marijuana markets. Prior to this, he served as the Chief of Police in the City of Rochester, NH from which he retired 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. He is a graduate of the 188th session of the FBI National Academy, 68th Session of the FBI Law Enforcement Executive Development Association, Babson College Command Training Program and the Roger Williams University Executive Development Course.

Michael is a certified instructor in Crime Prevention Through Environmental Design (CPTED) through the National Crime Prevention Council. As Chief of Police, he is also an instructor in Civilian Response to Active Shooter having trained hundreds of city staff and businesses in the City of Rochester.

Michael 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 the NH Congressional Law Enforcement Award for his role as Incident Commander of a hostage standoff at the campaign office of former Senator Hillary Clinton. He is also a member of the Rochester Rotary and serves on the Advisory Board of the Strafford County Family Justice Center.





[www.cnastores.com](http://www.cnastores.com)

**For Further information, please contact:**

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**rob@cnastores.com**