

BENEVOLENT BOTANICALS, LLC.
926 EASTERN AVENUE
MALDEN, MA 02094

COMMUNITY OUTREACH MEETING
JULY 29, 2026

THE
FOUNDRY



RETAIL AND MANUFACTURING

926 EASTERN AVE HAS BEEN APPROVED BY MALDEN'S CLEC FOR A MARIJUANA RETAIL AND MANUFACTURING LICENSE

Our location complies with all city and state level buffer zones

ADULT-USE RETAIL MARIJUANA ESTABLISHMENT

A licensed dispensary serving adults 21+ with valid government-issued identification, compliant products, trained staff, and controlled access to the retail area. Same license as Misty Mountain and Eastern Cannabis Co.

MARIJUANA PRODUCT MANUFACTURER

Limited manufacturing in secure, restricted-access areas, including pre-roll production, edible manufacturing, packaging, labeling, and product storage.

**NO CULTIVATION OF MARIJUANA WILL
BE REQUESTED AT THIS LOCATION**

RENOVATION RENDERINGS OF 926 EASTERN AVE



MAINTAINING A SECURE FACILITY

A LAYERED APPROACH TO PUBLIC SAFETY, ACCESS CONTROL, AND ACCOUNTABLE OPERATIONS.

Detailed specifications remain confidential with regulators and public-safety officials

01 CONTROLLED ENTRY & ACCESS

Customers enter through a controlled reception area where a valid government-issued photo ID is verified before access to the retail floor. Public areas are physically separated from employee-only and limited-access areas.

02 CONTINUOUS MONITORING

The facility will use interior and exterior video surveillance, monitored intrusion alarms, panic alarms, secure video retention, and backup power for critical security systems.

03 SECURE STORAGE

Cannabis products and cash will be stored in locked, limited-access areas. Access will be restricted to authorized personnel based on their job responsibilities.

04 PROFESSIONAL OVERSIGHT

Employees will be registered, background-checked, and trained in security and emergency procedures. Security systems will be regularly inspected and tested.

ALL SECURITY PLANS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE CANNABIS CONTROL COMMISSION GUIDELINES

PREVENTING THEFT & DIVERSION

EVERY PRODUCT IS TRACKED, SECURED, AND HANDLED BY AUTHORIZED PERSONNEL ONLY

Detailed specifications remain confidential with regulators and public-safety officials

01 INVENTORY CONTROLS

Cannabis inventory will be electronically tracked through the state-required seed-to-sale system. Records will be routinely reconciled to identify and investigate discrepancies promptly.

02 RESTRICTED PRODUCT HANDLING

Only authorized employees may access product storage and fulfillment areas. Individually assigned credentials create an access record for restricted areas.

03 VISITOR CONTROLS

Vendors, contractors, and other non-customer visitors will be identified, logged, badged, escorted, and kept out of restricted areas unless specifically authorized.

04 INCIDENT RESPONSE

Any suspected theft, loss, diversion, or breach will trigger a review of inventory records, access logs, and surveillance footage, with notification to law enforcement and regulators when required.

ALL THEFT & DIVERSION PLANS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE CANNABIS CONTROL COMMISSION GUIDELINES

PREVENTING DIVERSION TO MINORS

STRICT AGE VERIFICATION BEFORE ANY SALE IN COMPLIANCE WITH CANNABIS CONTROL COMMISSION GUIDELINES

21+ ONLY

No customer may enter the retail sales area or complete a purchase without verified proof of age.

This is enforced through procedures, employee training, and point-of-sale controls.

ID CHECKED TWICE

Government-issued photo ID is verified at reception and again before checkout.

TRAINED STAFF

Employees are trained to identify false IDs, prevent unlawful sales, and enforce purchase rules.

COMPLIANT PACKAGING

All products leave in sealed, child-resistant, tamper-evident packaging.

NO YOUTH MARKETING

Signage, advertising, and product presentation will not target or appeal to minors.

PURCHASE CONTROLS

Sales procedures and transaction records support compliance with age and purchase-limit requirements.

PLANS TO POSITIVELY IMPACT MALDEN

WE LOOK FORWARD TO BEING AN OUTSTANDING MEMBER OF THE MALDEN COMMUNITY

01 HIRING WITHIN MALDEN

The Foundry will create new jobs for Malden residents, including retail, manufacturing, security, management, and support positions. We will prioritize local hiring and provide employees with training and opportunities for advancement.

03 COMMUNITY PARTNERSHIPS

The Foundry will build relationships with local nonprofits, neighborhood organizations, and community programs through charitable contributions, volunteer participation, and event support.

We have several additional community programs we would like to execute. The Cannabis Control Commission guidelines have recently been updated to loosen advertising restrictions. Our hope is that we will be able to cross-promote other local businesses in Malden in the future.

02 SUPPORT FOR LOCAL BUSINESSES

Whenever practical, we will work with Malden-area contractors, vendors, food businesses, maintenance providers, and professional service firms.

04 RESPONSIBLE CANNABIS EDUCATION

Our staff will provide adults with clear information about responsible use, safe storage, child-resistant packaging, and preventing access by minors.

PLANS TO POSITIVELY IMPACT MALDEN

WE LOOK FORWARD TO BEING AN OUTSTANDING MEMBER OF THE MALDEN COMMUNITY

01 NO LOITERING OR PUBLIC CONSUMPTION

On-site consumption, opening products on the premises, and public consumption around the property will be prohibited.

02 NOISE, ODOR, AND WASTE CONTROLS

Operations will be conducted indoors. Odor-control measures will be used where necessary, and waste will be securely stored and removed in accordance with approved procedures.

03 TRAFFIC AND PARKING MANAGEMENT

Customer, employee, and delivery traffic will be managed to avoid blocking neighboring properties or creating unsafe conditions. Deliveries will be scheduled during appropriate hours.

04 PROPERTY MAINTENANCE AND LIGHTING

The parking lot, sidewalks, landscaping, and exterior will be kept clean and well-maintained. Security lighting will support safety while minimizing spillover.

A designated community contact will be available to residents, nearby businesses, and city officials. Concerns will be documented, reviewed promptly, and addressed with corrective action.

Q & A