

Teddy's Veggie Farm

Community Outreach Summary

133 Gold Street, Worcester, MA | October 2025

Teddy's Veggie Farm proposes a secure, fully compliant Adult-Use Marijuana Cultivation, Product Manufacturing, and Delivery Operator facility at 133 Gold Street, Worcester, MA. The 14,400 SF building in MG-2 Industrial zoning is designed for efficient operations, compliance, and positive community engagement.

Security & Facility Plan

• 24/7 HD surveillance and off-site cloud recording • Access-controlled entry with coded employee badges • Secured vaults, METRC seed-to-sale tracking • Perimeter lighting, motion sensors, and on-site security

Preventing Diversion to Minors

• 21+ ID verification required at every sale or delivery • Child-resistant packaging per CCC regulations • Employee training on ID checks and diversion awareness • No public consumption or product visibility

Community Impact & W.A.T.C.H. Initiative

Through the W.A.T.C.H. (Working, Aiding & Teaching Community Health) initiative, Teddy's Veggie Farm invests in financial education, healthcare access, and workforce opportunities for disproportionately impacted communities. Our plan includes a 3% municipal impact fee and 150 annual volunteer hours.

Nuisance Mitigation Plan

The facility's carbon filtration HVAC, enclosed operations, and shielded lighting ensure no odor, dust, or noise impact. Strict waste management and routine monitoring maintain a clean, compliant environment with zero nuisance to the neighborhood.

Facility Details	Description
Address	133 Gold St., Worcester, MA
Size	14,400 SF (3 Floors)
Zoning	MG-2 Industrial District
Security	24/7 Surveillance, Access Control, Vaults
Waste Management	Reverse Osmosis Filtration & Compost Compliance

Conclusion

Teddy's Veggie Farm is committed to operating with transparency, safety, and social responsibility. The 133 Gold Street facility will be a model for secure, compliant, and community-focused operations in Worcester's cannabis industry.

Prepared by Teddy's Veggie Farm | October 2025