Cannabis Control Commission
COMMONWEALTH OF MASSACHUSETTS

Structural Change Request Form

Instructions

Pursuant to 935 CMR 500.104(1)(c) and 501.104(1)(c), a licensee must submit a structural review request before the building or renovation of a Marijuana Establishment (ME) and/or Medical Marijuana Treatment Center (MTC), which includes any modification, remodel, expansion or reduction, or any other physical, non-cosmetic alteration of the building. The licensee **shall not** begin any building or renovations until the structural review request is approved by the Cannabis Control Commission (Commission). Failure to obtain Commission approval may result in enforcement action, including suspension, revocation, or voiding of the license.

For a licensee to receive approval to begin building or renovating an ME and/or MTC, this form must be completed and signed by an individual with authority or control over the management and operations of the ME and/or MTC (Licensee's Representative). Once completed, this form and all additional information or documentation must be combined into a single PDF document and emailed to archreview@cccmass.com.

In addition to submitting this form, the licensee must submit the appropriate fee using the fee remittance section below. Pursuant to 935 CMR 500.005(1)(e) and 501.005(3), the fee for this request is $1,000 per license affected. Please follow the instructions for remitting payment contained on the remittance form. Please note that your request will not be processed until the required fee is received.

ME/MTC Information

Name of ME/MTC:

MA Craft Cultivation

License number(s) affected by this request:

MC283549

Physical address of the ME/MTC affected by this request:

108 W. Leyden Road, Colrain MA 01340

Name, phone number, and business email address of the Licensee's Representative:

Wesley Ritchie
508-479-8344
wes@necraftcultivators.com

Required Information and Documentation

1. Please provide a brief description of the proposed structural alterations:

Our existing outdoor farm is seeking to do two things:

1. Expand the immediately adjacent footprint of our field to allow for better spacing and growing conditions of the plants. We do not plan to expand or reduce our overall licensed canopy size.

2. We are seeking to enclose a previously unused part of the farm for additional outdoor cultivation and propogation. This enclosure will have no artificial light and will house two greenhouses that are each 96' x 21' high wall greenhouses. We do not plan to expand or reduce our overall licensed canopy size through this use.

2. Please provide the ME/MTC's plan to remain compliant with all state laws and local ordinances, specifically, building, fire, plumbing, electrical, and zoning codes that will be affected during building or renovations:

Plan to Remain Compliant:

1. MA Craft Cultivation will continue to only use the licensed space for its day to day cannabis operations until all approvals are received.

2. MA Craft Cultivation has engaged with the Colrain Building Department/Inspector to secure all local permits and approvals required prior to completing the work. We have been told this work does not require additional permits to be completed.

3. Apply and receive approval for the renovations from the CCC.

4. Complete renovations, secure CCC approval to use the additional spaces, and commence operations for the additional space.

3. Please provide the ME/MTC's plan to remain compliant with the energy efficiency and conservation regulations codified in 935 CMR 500.105, 935 CMR 500.103, 935 CMR 500.105(15), and 935 CMR 500.120(11), and/or corresponding medical regulations, as applicable:

There are no changes regarding energy efficiency that are a part of this change. Accordingly, we plan to remain compliant with all energy efficincy and conservation regulations. Every aspect of our current establishment is compliant with the Americans with Disabilities Act Accessibility Guidelines and this change will also conform to those guidelines. As an outdoor farm, we believe we are among the most energy efficient cultivation operations in operation in Massachusetts.

4. The following documents must be submitted along with this request. Please label each document with the identifier located in parenthesis below:

    a. Existing and proposed floor plans **("Document A")**, which must identify:
        i. all functional areas of the ME/MTC, including the areas where marijuana will be cultivated, processed, produced, contained, and sold, as applicable;
        ii. the location of proposed entrances and exits;
        iii. the location of proposed security cameras;
        iv. the location of any entrance or exit large enough for the entryor exit of a vehicle, *i.e.*, loading bays; and
        v. the location of proposed windows;
    b. Copies of all applicable building permits **("Document B")**;
    c. Copies of all applicable special permits **("Document C")**; and
    d. Updated energy compliance submission form along with all supporting documentation **("Document D").**

5. Please certify the following required statements by initialing each box:

WR a. The licensee understands and agrees that the Commission shall have continuing authority to review the structural changes and inspect when necessary;

WR b. The licensee understands that it must receive approval for structural changes prior to undertaking them;

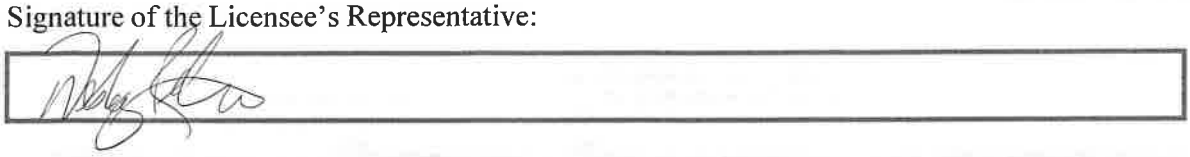
WR c. The licensee understands that it has an obligation and duty to construct its facilities in accordance with 935 CMR 500.000 and/or 935 CMR 501.000, pursuant to any conditions set forth by the Commission, and in accordance with any applicable state and local laws, regulations, permits, or licenses;

WR d. The licensee understands that once all building and renovations are completed, it must officially request an inspection to begin using the renovated areas identified in this application; and

WR e. Pursuant to 935 CMR 500.005(1)(e) and 501.005(3), the licensee has submitted the appropriate fee associated with this request for a structural change.

By signing this document, I affirm that all the information provided above is true and accurate. Failure of the Licensee's Representative to fully complete this form may resultin the denial of your request.

Signature of the Licensee's Representative:



Date of Request:

2/24/26

Note: Please ensure this form, along with all required and supplemental documentation,is combined into a single PDF document. This final document will represent your Structural Change Review Request. This final document should be sent to archreview@cccmass.com for consideration. Additionally, payment should be remitted using the form below.

DOCUMENT A

Part One: Expanding The Field

This diagram below shows the field plan/floor plan for the outdoor area we are proposing expansion. Existing gate is noted as well as the proposed new gate. All additional cameras are marked with an X.

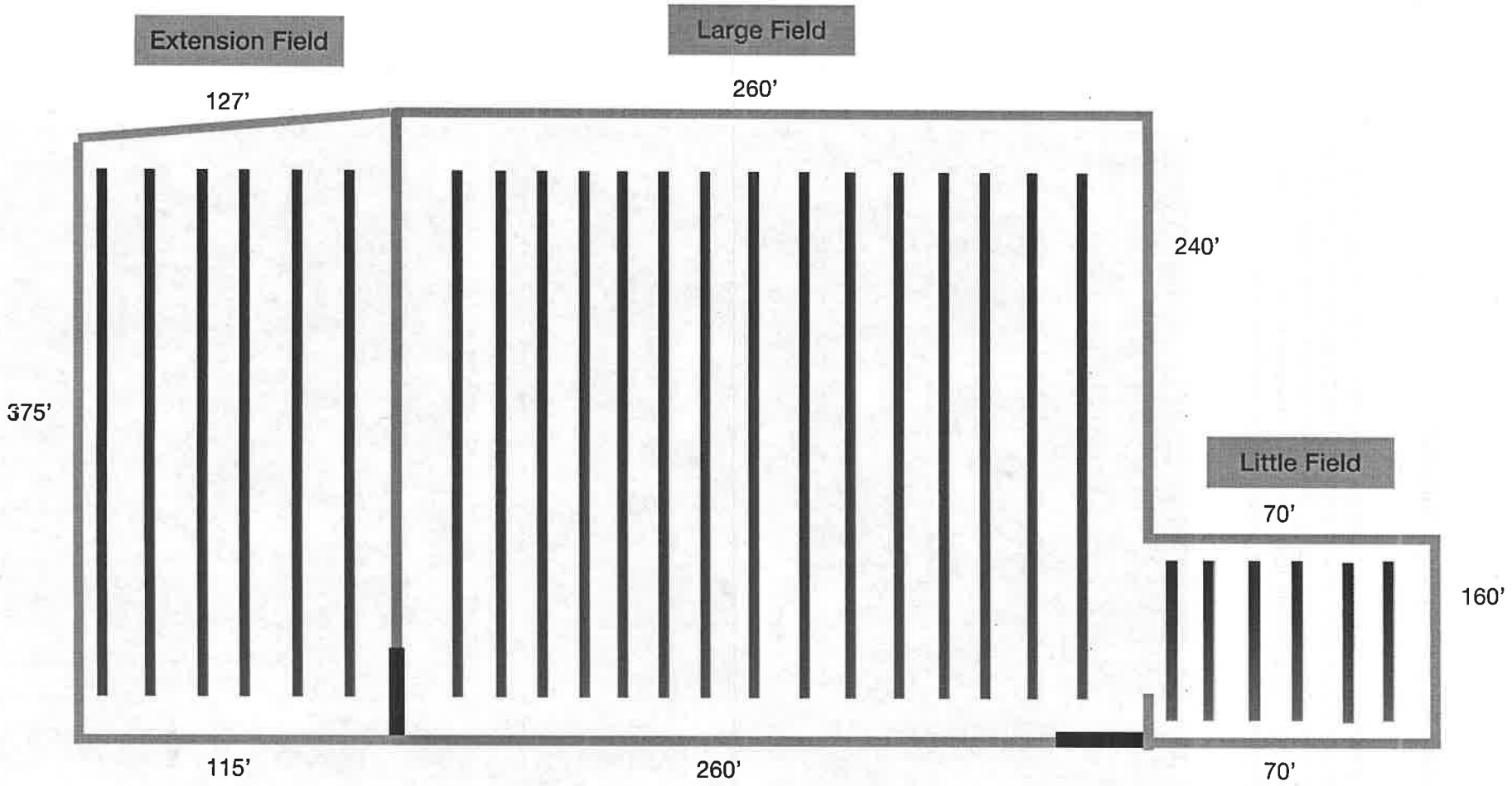


Part 2: Enclosing additional space for growing and propagation

This diagram below shows the field/floor plan for the outdoor grow area we are proposing to build a fence around and use as part of our cultivation operation. The picture below is a real-life picture of the area that is going to be enclosed and used. These are open-air structures that will be covered with transparent liners as to remain fully outdoor cultivation facilities. The yellow block is the proposed gate with a lock and the X's are proposed camera locations.







Canopy Calculation

Extension Field

- 6 double rows
- 5' x 380' rows
- 11,400 canopy

Large Field

- 15 double rows
- 5' x 380' rows
- 28,500 canopy

Little Field

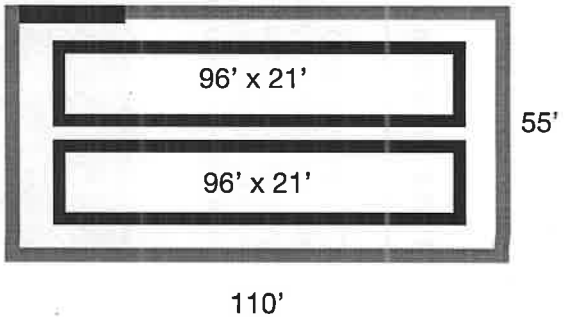
- 6 double rows
- 5' x 140'
- 4,200 canopy

Greenhouse

- 2 Rows Each
- 7.5' x 96' (6 feet "middle" not canopy)
- 1,440 canopy
- X2
- = 2,880 total canopy

Total Canopy: 46,980 sqft

Greenhouse



DOCUMENTS B & C

Dear Cannabis Control Commission:

Based on our research and communication with the Town of Colrain, we will not need a building permit or to modify our existing special permit to effectuate these changes. We will continue to communicate with the Colrain Building Inspector to ensure this remains the case.

Sincerely,



Wes Ritchie

MA Craft Cultivation

DOCUMENT D:

As an outdoor farm, we attest that all of these changes will continue to be among the most sustainable way of growing cannabis in Massachusetts and the energy required to use each of these proposed changes is de-minimis.