

## Berkshire Roots, Inc.

RMDA3480

### **BACKGROUND & APPLICATION REVIEW**

1. Name and location of the proposed Medical Marijuana Treatment Center:

Cultivation: 501 Dalton Avenue, Pittsfield, MA 01201

Product Manufacturing: 501 Dalton Avenue, Pittsfield, MA 01201

Dispensary: 253 Meridian Street, Boston, MA 02128

2. The applicant is a licensee or applicant for other Marijuana Establishment and/or Medical Marijuana Treatment Center license(s):

Type	Status	Location
Cultivation, Tier 5/Indoor (30,001 to 40,000 sq. ft.)	Commence Operations	Pittsfield
Product Manufacturing	Commence Operations	Pittsfield
Retail	Commence Operations	Pittsfield
Retail	Commence Operations	Boston
Transporter with Other ME License	Commence Operations	Pittsfield
MTC	Commence Operations	Pittsfield

3. List of all required individuals and their business roles in the Medical Marijuana Treatment Center:

Individual	Role
Albert Wojtkowski	Person with Direct or Indirect Control
Andrea Nuciforo	Person with Direct or Indirect Control
Kurt Hospot	Person with Direct or Indirect Control
James Winokur	Person with Direct or Indirect Control
Tamera Carter	Person with Direct or Indirect Control

4. List of all required entities and their roles in the Medical Marijuana Treatment Center:

Entity	Role
KO Resources, LLC	Entity with Direct or Indirect Control/Capital Resources



5. The applicant executed a Host Community Agreement with Pittsfield on May 24, 2018. Additionally, the applicant executed a Host Community Agreement with Boston on March 17, 2022.
6. The applicant conducted a community outreach meeting on September 30, 2021 in Boston and July 8, 2022 in Pittsfield and provided documentation demonstrating compliance with Commission regulations.
7. The Commission received a municipal response from City of Boston on March 6, 2023, stating the applicant was in compliance with all local ordinances and bylaws. Additionally, the Commission received a municipal response from City of Pittsfield on February 13, 2023, stating the applicant was in compliance with all local ordinances and bylaws.
8. The applicant proposed the following goals for its Positive Impact Plan:

#	Goal
1	Recruit at least 10% of its staff that have past drug convictions and at least 50% of its employees from geographic ADI's, specifically East Boston and Chelsea.
2	Conduct bi-annual industry-specific job training programs in East Boston for individuals expressing interest in the commercial cannabis industry. The programs will feature managers and staff with operational expertise, financial and technological expertise, and accounting expertise within the cannabis industry.
3	Offer bi-annual seminars to individuals and start-up companies within DPI communities designed to promote financial literacy in the cannabis sector.
4	Provide financial assistance to non-profit and community-based organizations within East Boston.

### **SUITABILITY REVIEW**

9. There were no disclosures of any past civil or criminal actions, occupational license issues, or marijuana-related business interests in other jurisdictions.
10. There were no concerns arising from background checks on the individuals or entities associated with the application.

### **MANAGEMENT AND OPERATIONS REVIEW**

11. The applicant states that it can be operational within one (1) month of receiving the provisional license(s).
12. The applicant's proposed hours of operation are the following:



#### Cultivation and Product Manufacturing

Day(s)	Hours of Operation
Monday-Sunday	24 hours

#### Retail

Day(s)	Hours of Operation
Monday-Saturday	9:00 a.m. to 9:00 p.m.
Sunday	10:00 a.m. to 6:00 p.m.

13. The applicant submitted all applicable and required summaries of procedures for the operation of the proposed Medical Marijuana Treatment Center. The summaries were determined to be substantially compliant with the Commission's regulations.
14. The applicant disclosed that it plans to perform home deliveries to registered patients. The summary of the applicant's plan is consistent with the Commission regulations and guidance documents.
15. The applicant proposed the following goals for its Diversity Plan:

#	Goal
1	Recruit women (60%), minorities (50%), veterans (25%), LGBTQ+ (15%), persons with disabilities (10%) for its hiring initiatives.
2	Provide job training daily during the first week of employment and mentorship programs quarterly.
3	Offer business-relevant seminars to introduce diverse sectors of the workforce to technical skills and analytical skills, bi-annually.
4	Partner with contractors and vendor suppliers who are woman-owned (50%), minority-owned (50%), veteran-owned (25%), LGBTQ+-owned (15%), and persons with disabilities-owned (10%).

16. Summary of cultivation plan:

The applicant submitted a summary of a cultivation plan that demonstrated the ability to comply with the regulations of the Commission.

17. Summary of products to be produced and/or sold:

#	Product
1	Chocolate Chip Cookies
2	Chews (strawberry lemonade, tangerine, key lime, lemon ginger, berries & cream)
3	Capsules



4	Chocolate Bar (milk chocolate, dark chocolate, stroopwafel, cranberry macadamia nut, mint, cold brew, and peanut butter)
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## **RECOMMENDATION**

Commission staff recommend provisional licensure with the following conditions:

1. Final license is subject to inspection to ascertain compliance with Commission regulations.
2. Final license is subject to inspection to ascertain compliance with applicable state laws and local codes, ordinances, and bylaws.
3. Final licensure is subject to the applicant providing Commission staff, upon inspection, with a detailed list of all proposed products to be produced with specific information as to types, forms, shapes, colors, and flavors.
4. The applicant shall cooperate with and provide information to Commission staff.
5. Provisional licensure is subject to the payment of the appropriate license fee.

The applicant has demonstrated compliance with the laws and regulations of the Commonwealth and suitability for licensure. Therefore, the applicant is recommended for provisional licensure.

