

**Earth Well Farms, LLC**  
RMDA3874

**BACKGROUND & APPLICATION REVIEW**

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

Earth Well Farms, LLC  
d/b/a Earth Well Farms

Cultivation: 526 Boston Post Road, Wayland, MA 01778  
Product Manufacturing: 526 Boston Post Road, Wayland, MA 01778  
Dispensary: 526 Boston Post Road, Wayland, MA 01778

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

The applicant is not an applicant or licensee for any other license type.

Please note that individuals and/or entities associated with the proposed license are also associated with other marijuana delivery applications under the name of Earth Well Delivery, Inc.

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

Individual	Role
Jonathan Watkins	Person with Direct or Indirect Control

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

Entity	Role
HDR Holdings, LLC	Capital Contributor

5. The applicant executed a Host Community Agreement with City/Town of Wayland on August 15, 2022.
6. The applicant conducted a community outreach meeting on October 27, 2022 and provided documentation demonstrating compliance with Commission regulations.



7. The Commission sent a municipal notice with a copy of the application to the City/Town of Wayland on March 31, 2023. The Commission did not receive a response within 60 days pursuant to 935 CMR 501.102(1)(d).

8. The applicant proposed the following goals for its Positive Impact Plan:

#	Goal
1	Implement a charitable giving program wherein it will identify one day per month that an amount equal to ten percent (10%) of the company's retail gross sales from that day will be donated to the Last Prisoner Project.
2	Support mental health service programs for at least ten (10) families and older adults who are past or present residents of Fitchburg per year.

### **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 19 months of receiving the provisional license(s).

12. The applicant's proposed hours of operation are the following:

Day(s)	Hours of Operation
Monday-Sunday	8:00 a.m. to 9:00 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
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<b>1</b>	Implement and maintain a diverse workforce comprised of at least 50% Women, 10% Minorities, 5% Veterans, 5% Persons with Disabilities, and 5% People Identifying as LGBTQ+.
<b>2</b>	Implement a mentorship program for diverse individuals in order to support their entry into the cannabis industry, with the goal of mentoring at least two (2) individuals per year.
<b>3</b>	Create a DEI committee that implements and oversees the establishments DEI efforts and receives quantifiable feedback from employees with respect to such efforts, such that employees report an 85% satisfaction rate with DEI initiatives and outcomes.

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 (if applicable):

#	Product
1	Flower (Sativa, Hybrid, Indica)
2	Pre-Rolls (Sativa, Indica)
3	THC Distillate Cartridges (Sativa, Indica, Hybrid)
4	Distillat Applicators
5	Concentrates
6	Fruit Chews (Strawberry, Mango, Pineapple, Pina Colada)
7	Chocolate Bars (Milk, Dark)
8	Cookies (Chocolate Chip and Oatmeal Raisin)
9	Tinctures
10	Topicals

## **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.



6. Prior to Final Licensure, all mentor participants as stated in Goal 2 of the Diversity Plan must become registered agents in the Commonwealth of Massachusetts and provide an agent registration card to the Commission upon request pursuant to 935 CMR 501.030.

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

