

Green Meadows Farm, LLC

RMDA3633

BACKGROUND & APPLICATION REVIEW

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

Green Meadows Farm, LLC

Cultivation: 64 Mill Street, Southbridge, MA 01550

Product Manufacturing: 64 Mill Street, Southbridge, MA 01550

Dispensary: 50 Whalon Street, Fitchburg, MA 01420

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

Type	Status	Location
Retail	Commence Operations	Fitchburg
Cultivation, Tier 2 / Indoor (5,001 – 10,000 sq. ft.)	Commence Operations	Southbridge
Product Manufacturing	Commence Operations	Southbridge
Retail	Commence Operations	Southbridge
MTC	Commence Operations	Southbridge-Southbridge

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

Individual	Role
Robert H. Patton	Person Having Direct/Indirect Control
Max Jones	Person Having Direct/Indirect Control
Christian Zawacki	Close Associate
Robert R. Patton	Close Associate
Thomas Zawacki	Close Associate

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

Entity	Role
Reya Ventures, LLC	Entity Having Direct/Indirect Control/Capital Contributor



5. The applicant executed a Host Community Agreement with the Town of Southbridge on November 6, 2019. Additionally, the applicant executed a Host Community Agreement with the City of Fitchburg on September 10, 2021.
6. The applicant conducted a community outreach meeting on December 21, 2022 (Fitchburg) and November 17, 2022 (Southbridge) and provided documentation demonstrating compliance with Commission regulations.
7. The applicant proposed the following goals for its Positive Impact Plan:

#	Goal
1	Recruit at least 25% of staff from ADI's, specifically Fitchburg and census tracts of Worcester for its hiring initiatives.
2	Participate in at least four (4) volunteer events for Habitat for Humanity and The Partakers Organization.

SUITABILITY REVIEW

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

MANAGEMENT AND OPERATIONS REVIEW

10. The applicant states that it can be operational within five (5) months of receiving the provisional license(s).
11. The applicant's proposed hours of operation are the following:

Cultivation

Day(s)	Hours of Operation
Monday-Friday	7:30 a.m. to 5:00 p.m.
Saturday-Sunday	Closed

Product Manufacturing

Day(s)	Hours of Operation
Monday	7:00 a.m. to 5:00 p.m.
Tuesday-Friday	7:30 a.m. to 5:00 p.m.
Saturday-Sunday	Closed

Dispensing

Day(s)	Hours of Operation
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Monday-Thursday	10:00 a.m. to 7:00 p.m.
Friday-Saturday	10:00 a.m. to 8:00 p.m.
Sunday	10:00 a.m. to 6:00 p.m.

12. 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.
13. 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.
14. The applicant proposed the following goals for its Diversity Plan:

#	Goal
1	Recruit minorities (41.3%), women (50.1%), veterans (10%), people with disabilities (13%), LGBTQ+ (10%) for its hiring initiatives.
2	Provide training to management staff on Diversity and Inclusion, roadblocks for members of diverse populations, annually.
3	Provide diverse group awareness and assistance campaigns which includes monetary and time donations and any additional support identified by the chosen groups, specifically Aids Project Worcester, Stop Soldier Suicide, and Habitat for Humanity.
4	Develop relationships with DBE's and diverse businesses that provide ancillary services by supporting and/or provide business opportunities.

15. 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.

16. Summary of products to be produced and/or sold (if applicable):

#	Product
1	Flower
2	Rosin/Live Rosin
3	Dry Sift/Kief
4	Bubble Hash
5	CO2 extracted Hash Oil
6	Ethanol extracted Hash Oil
7	Distillate
8	Vape cartridges
9	Tinctures
10	Capsules



11	Chewables
12	Chocolates
13	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, contact CCC Licensing Division and provide an update to identify any goals for utilizing LGBTQ+ business enterprises (LGBTBE's) under licensee's Diversity Plan in accordance with 935 CMR § 501.101(1)(c)8k.

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

