

CANNABIS CONTROL COMMISSION

November 7, 2025

10:15 AM

**In-Person at Cannabis Control Commission, Second Floor Public Meeting Room,
Worcester Union Station, 2 Washington Square, Worcester and with Remote Access via
[Microsoft Teams Live*](#)**

PUBLIC MEETING MINUTES

Documents:

- Application Materials associated with:
 - Staff Recommendations on Changes of Ownership
 - Staff Recommendations on Renewal Licenses
 - Staff Recommendations on Provisional Licenses
 - Staff Recommendations on Final Licenses
 - Staff Recommendations on Responsible Vendor Training Renewals
- [Meeting Packet](#)
- July 10, 2024, Letter from the Office of Select Board to Deerfield.

In Attendance:

- Chair Shannon O'Brien
- Commissioner Kimberly Roy
- Commissioner Bruce Stebbins

Minutes:

- I. Call to Order
 - The Chair recognized a quorum and called the meeting to order.
 - The Chair gave notice that the meeting is being recorded.
 - The Chair gave an overview of the agenda.
- II. Commissioners' Comments & Updates – 00:01:25
 - Commissioner Stebbins thanked everyone who attended the Public Listening Session (PLS) on Disproportionately Impacted Areas (DIAs) and provided testimony. He recognized Veteran's Day and those who served. He also recognized Veterans in the Cannabis industry. Commissioner Roy thanked Ryan Dominguez from the Massachusetts Cannabis Coalition (MCC) for inviting herself and Chair O'Brien to



peak. She also echoed Commissioner Stebbins' sentiments around testimony at the PLS and Veterans.

III. Staff Recommendations on Changes of Ownership – 00:03:47

- Licensing Manager Christine Moriarty (Manager Moriarty) presented on behalf of the Licensing department the Staff Recommendations for Changes of Ownership, Renewals, Provisionals, Final Licenses and Responsible Vendor Training Renewal Licenses.
1. Beacon Compassion, Inc. – add one individual and three entities.
 - Commissioner Roy moved to approve the Change of Ownership.
 - Commissioner Stebbins seconded the motion.
 - The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O'Brien – Yes
 - The Commission unanimously approved the Change of Ownership.
 2. Haze of Grafton, LLC – add one individual.
 - Commissioner Stebbins moved to approve the Change of Ownership.
 - Commissioner Roy seconded the motion.
 - The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O'Brien – Yes
 - The Commission unanimously approved the Change of Ownership.
 3. Western Front, LLC – add one individual and one entity.
 - Commissioner Stebbins moved to approve the Change of Ownership.
 - Commissioner Roy seconded the motion.
 - The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O'Brien – Yes
 - The Commission unanimously approved the Change of Ownership.
 - Commissioner Roy noted she had the opportunity to speak at several well-attended conferences in Boston regarding banking and access to capital. She explained that federal prohibition and lack of bankruptcy protections had resulted in distressed businesses and sometimes receivership. She stated that Change of Ownerships were brought to her attention and expressed that receiverships should be prioritized in the queue. She added that in some cases a Change of Ownership could salvage businesses



and jobs that go along with them. The ED stated he would work with Commissioner Roy to look at a trend analysis and report back to the board.

IV. Staff Recommendations on Renewal Licenses – 00:09:27

- HVV Massachusetts, Inc. (#MCR140970)
- Commissioner Stebbins requested a condition.
 - Proposed Condition: Within thirty business days of approval of Application for Renewal, contact CCC Licensing Division to provide a response on progress toward Goal #1 under their Diversity Plan in accordance with 935 Code Mass. Regs. §§ 500.101(1)(c)8.k. and 500.103(4)(b).
- Commissioner Roy moved to approve the renewal of HVV Massachusetts, Inc. (#MCR140970) subject to the condition proposed by Commissioner Stebbins.
- Commissioner Stebbins seconded the motion.
- The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O'Brien – Yes
- The Commission unanimously approved the renewal of HVV Massachusetts, Inc. (#MCR140970) subject to the condition proposed by Commissioner Stebbins.
- Commissioner Roy shared a friendly reminder on what Diversity Plans promoted and what the plans should outline.

- Commissioner Roy moved to approve the renewal of items numbered 1 – 46, except 25 as indicated on the agenda.
- Commissioner Stebbins seconded the motion.
- The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O'Brien – Yes
- The Commission unanimously approved the renewal of items numbered 1 – 46, except 25 as indicated on the agenda.

V. Staff Recommendations on Provisional Licenses – 00:12:39

1. Lovewell Provisions, LLC (#MRN285445), Marijuana Retailer

- Commissioner Stebbins requested a condition.
 - Proposed Condition: Prior to Final Application for Licensure, provide a response to CCC Licensing Division to review how Licensee plans to offer discounts to EEA and SEP licensed Adult Use dispensaries as a Marijuana retailer in accordance with 935 Code Mass. Regs. §§ 500.050(8)(a) and 500.101(1)(a)11.



- Commissioner Stebbins moved to approve the Provisional License, subject to the condition proposed by Commissioner Stebbins.
 - Commissioner Roy seconded the motion.
 - The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O’Brien – Yes
 - The Commission unanimously approved the Provisional License, subject to the condition proposed by Commissioner Stebbins.
2. Last Green Valley Seeds Co (#MBN281801), Marijuana Microbusiness
- Commissioner Stebbins moved to approve the Provisional License.
 - Commissioner Roy seconded the motion.
 - The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O’Brien – Yes
 - The Commission unanimously approved the Provisional License.
3. Paper Crane Provisions, LLC (#MCN283991), Marijuana Cultivator / Tier 4 / Indoor
- Commissioner Stebbins commented that Paper Cranes Provisions, LLC and Lovewell Provisions, LLC both intended to use the Commission’s EquityWorks Career Hub to recruit employees and expressed his excitement to see that being identified in plans.
 - Commissioner Stebbins moved to approve the Provisional License.
 - Commissioner Roy seconded the motion.
 - The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O’Brien – Yes
 - The Commission unanimously approved the Provisional License.
4. Royal Sun Cannabis, LLC (#MRN282705), Marijuana Retailer
- Commissioner Roy moved to approve the Provisional License.
 - Commissioner Stebbins seconded the motion.
 - The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O’Brien – Yes
 - The Commission unanimously approved the Provisional License.
5. Suite 420 Wellness, LLC (#MRN285127), Marijuana Retailer
- Commissioner Stebbins moved to approve the Provisional License.
 - Commissioner Roy seconded the motion.



- The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O’Brien – Yes
 - The Commission unanimously approved the Provisional License.
6. Sunfusions, Inc. (#MCN283935), Marijuana Cultivator / Tier 6 / Indoor
- Commissioner Roy moved to approve the Provisional License.
 - Commissioner Stebbins seconded the motion.
 - The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O’Brien – Yes
 - The Commission unanimously approved the Provisional License.

VI. Staff Recommendations on Final Licenses – 00:18:53

1. Elevated Roots III LLC (#MR285298), Marijuana Retailer
 2. Holyoke Wilds (#MP282115), Marijuana Product Manufacturer
 3. NS AJO Holdings, Inc. (#RMD3535), Medical Marijuana Treatment Center
- Commissioner Stebbins moved to approve the Final Licenses.
 - Commissioner Roy seconded the motion.
 - The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O’Brien – Yes
 - The Commission unanimously approved the Final Licenses.

VII. Staff Recommendations on Responsible Vendor Training Renewals – 00:19:43

1. 420 Trainers LLC (#DCCR794127)
 - Commissioner Stebbins moved to approve the Responsible Vendor Training License Renewal.
 - Commissioner Roy seconded the motion.
 - The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O’Brien – Yes
 - The Commission unanimously approved the Responsible Vendor Training License Renewal.
2. C1 Compliance Group (#RVR453161)



- Commissioner Roy moved to approve the Responsible Vendor Training License Renewal.
- Commissioner Stebbins seconded the motion.
- The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O’Brien – Yes
- The Commission unanimously approved the Responsible Vendor Training License Renewal.

VIII. Requests for Equitable Relief and Fiscal Impact Analysis – 00:21:30

- General Counsel Kajal Chattopadhyay (GC Chattopadhyay) presented two equitable relief petitions. He noted that one was a continuation of a petition that they started to consider prior. He gave an overview of the process that went through to review the petitions.

1. Deerfield Naturals, Inc

- GC Chattopadhyay started with Deerfield Naturals, Inc and noted that Chief Financial and Accounting Officer Lisa Schlegel (CFAO Schlegel) would provide a fiscal analysis that was previously requested by the board. Commissioner Roy noted that the Licensee had three License types. She shared that she asked for the fiscal analysis as the situation was not a one-off and it could become a routine request. Enforcement Counsel Timothy Goodin (EC Goodin) provided a brief background on the request for equitable relief submitted on October 16, 2024. He stated that after submitting renewal applications for three provisional Licenses, the town of Deerfield notified Deerfield Naturals, Inc that they no longer intended to continue as a Host Community (HC) for the Licensee. Commissioner Roy asked if mutual abrogation was required and GC Chattopadhyay stated that there was no requirement. EC Goodin shared that Deerfield Naturals, Inc was seeking three elements of equitable relief and mentioned the board’s first May 22nd discussion on the matter. He stated that the Licensee indicated that they were no longer interested in continuing in the industry and pursuing the Licenses. EC Goodin stated that if the Commission elected to grant the relief, Commission staff recommend imposing a condition to require the surrender of all Licenses prior to the issuance of any refund and an affirmative surrender of those Licenses by the Licensee. Commissioner Roy asked if any rights were exercised by the provisional Licensee and EC Goodin stated he was not aware of any private litigation and the Licensee did not seek any kind of administrative process before the Commission other than the equitable relief request. Commissioner Roy cited M.G.L. c. 138, s. 23. The Chair asked at what point did a property right of a Licensee in their License attach and GC Chattopadhyay stated he would look into the question. CFAO Schlegel provided an overview of the financial impact and stated that there were 182 non-compliant Host Community Agreement (HCA) Licensees and that were in extension mode. She added that the amount of HCA extension fees that had been collected since they were in extension mode was 1.9 million and the License renewal



fees collected was 1.7 million. She noted that Deerfield Naturals, Inc let their License expire instead of paying the extension fees and the petition for equitable relief was dated prior to the expiration of their License. Commissioner Roy asked where the money came from and what impact it would have on the Commission and CFAO Schlegel stated refunds were processed through the Marijuana Regulation Fund and explained the automatic transaction process. The ED clarified that the money would not come out of their budget. Commissioner Roy asked if they had ever issued an outright refund and CFAO Schlegel stated since she had been employed, they had not. CFAO Schlegel noted that five additional Licensees were in the same predicament as Deerfield Naturals, Inc. Commissioner Roy noted that the Commission had spent time, money, and resources to get to that point. The ED noted that CliftonLarsonAllen (CLA) and the Office of the Inspector General (OIG) found an issue in the regulations that made it so there was a period of time where the agency was expending their efforts on someone in the provisional phase and if they dropped out before proceeding with the provisional that they would not end up having to pay the Commission. He stated that CLA recommended they looked into that regulation and make it so an administrative fee would be upfront before they expended time and spent tax dollars. The Chair noted that the Licensee was blocked by the community and that it was different than them just letting it lapse. Commissioner Roy read into the record a letter from the Office of Select Board to Deerfield about not complying with the terms of the HCA and as to why they wanted to end continuance as a Host Community (HC). The Chair circled back to GC Chattopadhyay on the question about property rights and asked him to do a deep dive into the question. EC Goodin explained the three options the board had in the matter and provided staff's recommendations. He stated that if the Commission did not grant equitable relief, the Commission may consider granting a refund of the annual License fees remitted to the Commission on August 20th. He added that if the Commission elected to grant the relief, staff recommended imposing a condition to require the surrender of all licensing prior to the issuance of any refund. Commissioner Stebbins noted what was laid out in the letter and asked if they would consider the HCA non-compliant under the new rules under Chapter 180. GC Chattopadhyay stated that the issues were not flagged in statute or regulations that would prohibit the town from taking the action that it did. Commissioner Roy noted that the letter seemed that the License did not fulfil its requirements under the HCA. EC Goodin noted that the Licensee and town did engage in conversations and negotiations following the letter and at least two select board meetings. The board contemplated whether it would be helpful seeing the HCA and the ED stated he would look into the HCA and what was referenced for the special permit and bring it back to the board. Commissioner Stebbins stated as he was looking at prohibited practices in regulations, he did not see anything that Deerfield did that would equate to those prohibited. Commissioner Roy noted the agreement on needing more information and asked CFAO Schlegel to provide the financial impact of the additional five Licenses. Commissioner Roy mentioned that if a Licensee was seeking a Change of Ownership or change of location to another municipality, she proposed equitable relief being that money was in something similar to an escrow



with the Commission and that they could apply in the future instead of a refund to apply to them if they changed locations and apply with the Commission. EC Goodin stated that the License identified they were no longer pursuing relocation and were seeking a refund due to the difficulties with the town and they have not tried to get relicensed. The Chair stated they were going to table the matter pending more information from staff.

- Commissioner Roy moved to within 30 days, the Commission directs staff to provide Commissioners with the HCA for Deerfield Naturals, Inc., the financial impacts of the five referenced Licensees that have expired, any additional relevant background information, and a legal analysis of any property right related to provisional licensure and when in the process does the property right attach.
- Commissioner Stebbins seconded the motion.
- The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O'Brien – Yes
- The Commission unanimously approved the motion.

- Commissioner Roy moved to take a recess returning at 12:10 PM.
- Commissioner Stebbins seconded the motion.
- The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O'Brien – Yes
- The Commission unanimously approved the motion.
- The Commission took a brief recess. (Returned at 01:50:35.)

2. Community Care Collective, Inc

- EC Goodin stated that this was the first time the board was considering the matter and that the Licensee submitted the request for equitable relief on December 31, 2024. He provided background information. He added that his request had been prompted by an ongoing dispute between the Licensee and the municipality and HCA as well as an associated development agreement. He added that there was ongoing litigation and provided insight. He read the multiple number of equitable relief options that they were seeking. The Chair asked under the current statute if they could order the town to renew Community Care Collective, Inc in the town of Billerica Marijuana License and GC Chattopadhyay stated that the board could not. EC Goodin provided staff recommendation options for equitable relief. Commissioner Roy asked GC Chattopadhyay if they considered filing a motion to intervene. GC Chattopadhyay stated they had not filed a motion to intervene. The Chair asked GC Chattopadhyay to explain the process of allowing motions to intervene. GC Chattopadhyay stated that the agenda item was not noticed for the meeting and to deviate from what has been noticed would be an Open Meeting Law (OML) issue. Commissioner Roy expressed that she believed they were in scope as the board should contemplate adding under



the options of equitable relief appealing to the Commission to file a motion to intervene. The Chair noted they were not deliberating anything and they were asking an informational question about process. GC Chattopadhyay stated that being there as a quorum constituted deliberation. Commissioner Roy stated that during a previous meeting she discussed that she thought the board should contemplate adding under the provisions of equitable relief the option to appeal to the Commission to file a motion to intervene. GC Chattopadhyay stated that a motion to intervene was not equitable relief. The Chair requested a memorandum about when a Commissioner was asking a general process question and how the Legal department functioned, if that must be noticed every question around process and asking for information and how it was precluded. EC Goodin stated that the preliminary injunction was granted by the court on January 6, 2025. Commissioner Roy asked if the court issued a rate of mandamus and GC Goodin stated that they did not at that time. She also asked if they filed for an administrative extension and he confirmed. EC Goodin stated that the team recommended imposing an expiration date for the License. Commissioner Roy asked if the Licensee had expressed financial hardship for not paying the prorated fees and if they exhausted all their administrative extensions and EC stated he would verify with the Licensing department. EC Goodin noted that they were operating on an HCA-related extension and had received two extensions at that point. He added that they could still seek additional extension. Commissioner Stebbins noted that there was clear evidence that they would not negotiate a new HCA without some type of intervention. The Chair noted the HCA was not consistent with statute. Commissioner Roy asked EC Goodin to explain what the courts stated in their preliminary injunction and EC read from the court docket. Commissioner Roy mentioned the desire to direct the GC to file a motion to intervene. Commissioner Stebbins asked if they deemed the HCA non-compliant and EC Goodin explained there was notice to the town and Licensee as part of their HCA review and he could not go into details into the open matter pending. Commissioner Roy asked if they were a general applicant and EC Goodin stated he would investigate. Commissioner Roy mentioned waving the pro-rated fees due to concerns. The Chair and Commissioner Stebbins noted the second option as the Commission could consider waving the change of location fee. The ED suggested a timeline and the Chair suggested no more than three years. GC Chattopadhyay stated he wanted to answer Commissioner Stebbins' question if anything was prohibiting the Licensee from submitting another equitable relief petition and he said it was no. Commissioner Roy recommended a second motion to direct the GC to explore a motion to intervene in this case.

- Commissioner Stebbins moved to approve a waiver of change of location fee to Community Care Collective, Inc. for their Billerica location, within 3 years of today.
- Commissioner Roy seconded the motion.
- The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes



- Chair O'Brien – Yes
- The Commission unanimously approved the motion.
- GC Chattopadhyay recommended including the License number in the motion language.
- Commissioner Roy moved to reconsider.
- Commissioner Stebbins seconded the motion.
- The Commissioners did not take a roll call vote.
- The Commission unanimously approved to reconsider.
- Commissioner Stebbins moved to approve a waiver of change of location fee to Community Care Collective, Inc. (#MR282974), within 3 years of today.
- Commissioner Roy seconded the motion.
- The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O'Brien – Yes
- The Commission unanimously approved the motion.
- Commissioner Roy moved to direct the General Counsel to explore filing a motion to intervene in the Community Care Collective, Inc. Billerica lawsuit and report back to the board at the next public meeting.
- Commissioner Stebbins seconded the motion.
- The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O'Brien – Yes
- The Commission unanimously approved the motion.

IX. Commission Discussion and Votes – 02:44:41

1. Letter of Support for Massachusetts Committee on Gaming & Health (MACGH) grant application to Department of Mental Health (DMH) for OBHPP Behavioral Health Promotion & Prevention Grant Program
 - The ED stated that himself and Commissioner Stebbins had a call with the folks from MACGH. He stated that the MACGH was applying the tier A category of funding with the Office of Behavioral Health Promotion and Prevention (OBHPP) to support organizations to build new initiatives by assessing community needs and piloting small projects. He added that the tier A section of the grant program was for the design and development support of emerging programs. He stated the MACGH was approaching the project with the hope to help address critical knowledge gaps from a public health perspective. He stated they would analyze the state and population level data, including social and economic impacts of gaming in Massachusetts, Department



of Health (DPH)'s community health data, recent reports from the Commission on Cannabis, and other reports related to gaming trends in communities such as Boston and Springfield. He recommended for them to provide a letter of support for the grant application. He added that he believed Chief of Research Julie Johnson (Chief Johnson), the Research department, Director of Data Analytics Marianna Sarkis (Director Sarkis), and the Data Analytics team would be excellent resources to MACGH if the application was successful and that the outcome of the proposed project would be important information for them to use in the future. The Chair asked how they would use the information and The ED stated that the information would be an excellent resource for them and their future public awareness campaign. He added that one of the representatives from MACGH Marlene Warner, was considered one of the folks that they may want to put on the SC public awareness working group. He proposed a draft letter of support. Commissioner Roy asked if they solicited the Commission to provide a letter of support and the ED confirmed they would be pursuing the grant with or without the letter. The Chair mentioned working with some of these partners to help them get important research done that the budget might not allow for and mentioned establishing a more quasi-independent Cannabis research center. Commissioner Stebbins stated it would cover some of their DIA communities and it was a good partnership for them. He added it provided some opportunity for them to engage committees on the CAB and that the MACGH had done work previously with their Research department. He mentioned it would be great for them to present their findings. Commissioner Roy proposed a friendly amendment to the letter to make sure the Research team and Data Analytics team were a part of it and proposed a friendly amendment to include "intoxicating" before hemp.

- Commissioner Roy moved to approve the language of this letter in support of the grant being put together by the Mass Council on Gaming and Health.
- Commissioner Stebbins seconded the motion.
- The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O'Brien – Yes
- The Commission unanimously approved the motion.
- The Chair announced that Carrie Benedon would be joining the Commission as a new Commissioner and that they would table the discussion and review of the draft Social Consumption regulations until the November 18th meeting.

X. New Business Not Anticipated at the Time of Posting – 02:59:45

- The Chair stated that there was no new business which was not anticipated at the time of posting.

XI. Next Meeting Date – 02:59:51

- The Chair stated that the next meeting was scheduled for November 18, 2025.



XII. Adjournment – 03:02:00

- Commissioner Stebbins moved to adjourn.
- Commissioner Roy seconded the motion.
- The Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Chair O’Brien – Yes
- The Commission unanimously approved the motion.

