

B.O.T. Realty, LLC
MRN283113

APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

B.O.T Realty, LLC
d/b/a OMG
223 Lunenburg St., Fitchburg, MA 01420

2. Type of license sought (if cultivation, its tier level and outside/inside operation) and information regarding the application submission:

Retail

The application was reopened two (2) times for additional information.

3. 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.

4. List of all required individuals and their roles in the Marijuana Establishment:

Individual	Role
Sean Morrison	Person Having Direct/Indirect Control / Capital Contributor
Robert Wotton	Person Having Direct/Indirect Control

5. List of all required entities and their roles in the Marijuana Establishment:

No other entity appears to have ownership or control over this proposed Marijuana Establishment.

6. Applicant's priority status:

General Applicant



7. The applicant and municipality executed a Host Community Agreement on November 5, 2020.
8. The applicant conducted a community outreach meeting on January 14, 2021 and provided documentation demonstrating compliance with Commission regulations.
9. The Commission sent a municipal notice with a copy of the application to the City/Town of Fitchburg on August 23, 2021. The Commission did not receive a response within 60 days pursuant to 935 CMR 500.102(1)(d).
10. The applicant proposed the following goals for its Plan to Positively Impact Disproportionately Harmed People:

#	Goal
1	Recruit 20% of its workforce from disproportionately impacted areas as defined by the Commission, specifically Walpole and Mansfield, for its hiring initiatives.
2	Host mentorship and training programs once per quarter.
3	Conduct one (1) criminal expungement seminar annually.

BACKGROUND CHECK REVIEW

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

MANAGEMENT AND OPERATIONS PROFILE REVIEW

13. The applicant states that it can be operational within three (3) months of receiving the provisional license(s).
14. The applicant's proposed hours of operation are the following:

Day(s)	Hours of Operation
Monday-Sunday	10:00 a.m. to 8:00 p.m.

15. The applicant submitted all required summaries of plans, policies, and procedures for the operation of the proposed establishment. The summaries were determined to be substantially compliant with the Commission's regulations.
16. The applicant proposed the following goals for its Diversity Plan:



#	Goal
1	Recruit 25% Women, 25% Minorities, 20% Veterans, 15% Persons with disabilities, and 15% LGBTQ+ for its hiring initiatives.
2	Provide Diversity and Cultural awareness training.

17. Plan for obtaining marijuana or marijuana products (if applicable):

If the establishment intends to obtain product from licensed establishments:
The applicant will obtain marijuana or marijuana products by contracting with other licensed establishments.

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, local codes, ordinances or bylaws, and local licensing requirements.
3. The applicant shall cooperate with and provide information to Commission staff.
4. Provisional licensure is subject to the payment of the appropriate license fee.
5. Final License is subject to the applicant providing goal(s) for its Plan to Positively Impact Disproportionately Harmed People to include its host community of Fitchburg.
6. Final license is subject to the applicant providing a second goal in its Diversity Plan or providing more detail for strategies beyond hiring strategies.
7. Final license is subject to the applicant ensuring that all persons having direct or indirect control over the license, and all newly hired employees involved in the handling or sale of marijuana or marijuana products, successfully complete the Basic Core Curriculum of the Responsible Vendor Training Program and subsequently provide a “certificate of completion” to the Commission for each individual within 90 days of hire to be in compliance with 935 CMR 500.105(2) or 935 CMR 501.105(2).

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.

