

BERKSHIRE ROOTS, INC.

MRN281845

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Berkshire Roots, Inc.
253 Meridian Street, Boston, MA 02128

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 once for additional information.

3. Applicant is a licensee or applicant for other Marijuana Establishment or Medical Marijuana Treatment Center (“MTC”) license(s):

Cultivation, Tier 2/Indoor (5,001-10,000 sq. ft) (Commenced Operations: Pittsfield)
Product Manufacturing (Commenced Operations: Pittsfield)
Retailer (Commenced Operations: Pittsfield)
Existing Licensee Transporter (Commenced Operations: Pittsfield)
MTC (Commenced Operations: Pittsfield Dispensary)

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

Albert Wojtkowski—President
Kurt Hospot—General Manager
Dennis DePaolo—Chief Operating Officer
Stephanie Aussubel—Chief Executive Officer
Joseph Baillargeon—Director of Production
Thomas McMenemy—Operations Manager
Andrea Nuciforo—Close Associate

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

Provisional License Executive Summary 1



KO Resources, LLC is the owner of Berkshire Roots, Inc.

6. Applicant's priority status:

MTC Priority (RP201903)

7. The applicant and municipality executed a Host Community Agreement on February 7, 2019.
8. The applicant conducted a community outreach meeting on October 11, 2018 and provided documentation demonstrating compliance with Commission regulations.
9. The Commission received a municipal response from the municipality on July 26, 2019 stating the applicant was in compliance with all local ordinances and bylaws.
10. The applicant proposed the following goals for its Positive Impact Plan:
 - i. Prioritize the hiring of individuals from East Boston;
 - ii. Provide mentoring, professional, and technical services for disproportionately impacted individuals that are facing systemic barriers; and
 - iii. Provide business assets, talent, and capital for individuals and small businesses located in East Boston and other disproportionately impacted areas; and
 - iv. Provide financial support for non-profit organizations.

SUITABILITY REVIEW

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

MANAGEMENT AND OPERATIONS REVIEW

13. The applicant states that it can be operational within two (2) months of receiving its provisional license.
14. The applicant's proposed hours of operation are the following:

Monday – Saturday: 9:00 a.m. – 7:00 p.m.
Sunday: 11:00 a.m. – 6:00 p.m.



15. The applicant submitted all applicable and 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:
- i. Host career fairs four (4) times per year for the hiring of diverse individuals;
 - ii. Build relationships with diverse institutions in order to recruit and hire potential employees; and
 - iii. Continue to search for and remove barriers for people of diverse backgrounds to ensure they have access to opportunities within the proposed establishment.
17. Summary of cultivation plan (if applicable):
- Not applicable.
18. Summary of products to be produced and/or sold (if applicable):
- Not applicable.
19. Plan for obtaining marijuana or marijuana products (if applicable):
- The applicant is a vertically integrated MTC and has commenced operations for adult-use cultivation and product manufacturing.
20. ISO 17025 Certifying Body and Certificate Number (if applicable):
- Not applicable.

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. The applicant shall cooperate with and provide information to Commission staff;
4. Provisional licensure is subject to the payment of the appropriate license fee; and
5. Final license is subject to the applicant providing a revised Positive Impact Plan to specifically list the areas of disproportionate impact that the plan is intended to benefit.

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.

