

CULTIVATE HOLDINGS, LLC

MCN282053

MPN281742

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Cultivate Holdings, LLC
100 Campanelli Drive, Uxbridge, MA 01524

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

Cultivation – Tier 5 / Indoor (30,001 – 40,000 sq. ft.)
Product Manufacturer

The application was reopened three (3) times for additional information.

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

Type	Status	Location
Cultivation – Tier 2 / Indoor (5,001 – 10,000 sq. ft.)	Commence Operations	Leicester
Product Manufacturer	Commence Operations	Leicester
Retail	Commence Operations	Leicester
Retail	Provisional License	Worcester
Retail	Provisional License	Uxbridge
MTC	Commence Operations	Leicester

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

Individual	Role
Samuel Barber	Owner
Robert Lally	Owner
Stephen Barber	Owner
Jennifer Miller	Executive
Mark Frechette	Executive
Karen Golden	Director

Provisional License Executive Summary 1



George Morales	Director
Diane Maska	Director

- 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.

- Applicant's priority status:

The applicant received, and was reviewed as, an MTC Priority Applicant as they submitted their application prior to the Commission's policy clarification on October 10, 2019. Under this policy, the applicant would now be considered a general applicant.

- The applicant and municipality executed a Host Community Agreement on May 15, 2019.
- The applicant conducted a community outreach meeting on April 29, 2019 and provided documentation demonstrating compliance with Commission regulations.
- The Commission received a municipal response from the municipality on December 3, 2019 stating the applicant was in compliance with all local ordinances and bylaws.
- The applicant proposed the following goals for its Positive Impact Plan:

#	Goal
1	Host two (2) networking events through the Cultivate Launch Program.
2	Recruit at least five (5) Economic Empowerment Program and Social Equity Program participants to participate in the Cultivate Launch Program.
3	Provide members of the Cultivate launch Program with employee training and manager training.
4	Once a month, donate ten percent (10%) of the establishment's gross sales, from the day it intends to donate, to charities that provide services to past or present residents of arears of disproportion impact and/or who help Massachusetts residents with past drug convictions

SUITABILITY REVIEW

- There were disclosures of any past civil or criminal actions, occupational license issues, or marijuana-related business interests in other jurisdictions. These disclosures did not raise suitability issues.
- There were no concerns arising from background checks on the individuals or entities associated with the application.



MANAGEMENT AND OPERATIONS REVIEW

13. The applicant states that it can be operational within nine (9) months of receiving the provisional license(s).
14. The applicant's proposed hours of operation are the following:

Monday – Sunday: 7:00 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:

#	Goal
1	Maintain a diverse workforce that is comprised of at least forty percent (40%) of individuals who are minorities, women, veterans, and/or people with disabilities.

17. Summary of cultivation plan (if applicable):

The applicant submitted a cultivation plan that demonstrates the ability to comply with the Commission's regulations.

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

#	Product
1	Flower
2	Pre-Rolls
3	Concentrates (Kief, Rosin, Shatter, Sugar Wax, Wax, and Dabbles)
4	Edibles (Blackberry, Green Apple, Mango, Peach, Strawberry Kiwi, Watermelon Hexies; Dark and Milk Chocolate Bars; Chocolate Chip Cookies; and Caramels)
5	Tinctures
6	Lotions
7	Topicals
8	Salves
9	Oils
10	Sprays

19. Plan for obtaining marijuana or marijuana products (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;
5. Prior to final licensure, the applicant shall, upon inspection, provide to Commission staff further clarifying information regarding the proposed product “Hexies”; and
6. Final license is subject to the applicant submitting to Commission staff, upon inspection, the following regarding its Positive Impact Plan: (1) letters from organizations that will receive donations that they will affirmatively take such donations from the applicant, and (2) a rationale and reasoning regarding program(s) dealing with Boston City Councilors.

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.

