

## Page Cultivate, LLC

MCN283616

MPN282127

### **APPLICATION OF INTENT REVIEW**

1. Name and address of the proposed Marijuana Establishment:

Page Cultivate, LLC  
299 Page Boulevard, Lot 2, Springfield, MA 01104

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 Manufacturing

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
Mark Waldron	Person Having Direct/Indirect Control
Jeffrey Polep	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

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7. The applicant and municipality executed a Host Community Agreement on September 1, 2021.
8. The applicant conducted a community outreach meeting on November 11, 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 Springfield on December 17, 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 at least 25% of its workforce that are from target areas, specifically Springfield, and/or Massachusetts residents who have, or have parents or spouses who have drug convictions.
2	Provide industry-specific educational programs and informational sessions geared towards individuals from target areas, specifically Springfield and/or Massachusetts residents who have, or have parents or spouses who have drug convictions at least two (2) times a year.

### **BACKGROUND CHECK REVIEW**

11. There were disclosures of any past civil or criminal actions, occupational license issues, or marijuana-related business interests in other jurisdictions. None of the disclosures raised suitability issues.
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 14 months of receiving the provisional license(s) for its cultivation operations and within 10 months of receiving the provisional license for its product manufacturing license.
14. The applicant's proposed hours of operation are the following:

Day(s)	Hours of Operation
Monday-Sunday	Open 24 hours



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 50% women, 40% minorities, 30% veterans, 10% persons with disabilities, and 10% individuals who identify as LGBTQ+ for its hiring initiatives.
2	Ensure that 100% of its workforce receive training on diversity and sensitivity.

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	Concentrates
2	Topical Salves
3	Creams and Lotions
4	Patches
5	Tinctures
6	Spray

## **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. 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. Final license is subject to the applicant providing an updated Diversity Plan that identifies the spending goals with Disabled-Owned certified businesses.
5. The applicant shall cooperate with and provide information to Commission staff.
6. Provisional licensure is subject to the payment of the appropriate license fee.
7. Prior to performing job functions, all provisional licensees shall ensure that all current Marijuana Establishment, Medical Treatment Center, and Independent Testing Laboratory

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Agents involved in the handling or sale of Marijuana for adult and medical use shall have attended and successfully completed the Basic Core Curriculum of the Responsible Vendor Training Program to be designated a "Responsible Vendor" and provide a "certificate of completion" to the Commission upon request. In addition, all newly hired employees involved in the handling or sale of marijuana or marijuana products must also successfully complete the Basic Core Curriculum of the Responsible Vendor Training Program within 90 days of hire, in compliance with 935 CMR 500.105(2) or 935 CMR 501.105(2).

8. Final license is subject to the applicant notifying the Commission with any additional information regarding its "Additional Operational Plans for Indoor & Outdoor Marijuana Cultivators and Marijuana Product Manufacturers" as it relates to Quality Control Samples in accordance with 935 CMR 500.120 (14).

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.

