

Prime Tree, LLC

MCN283233

MPN281993

APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Prime Tree, LLC
4 Technology Way, Salem, MA 01970

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

Cultivation, Tier 3/Indoor (10,001 – 20,000 sq. ft.)
Product Manufacturing

The application was reopened four (4) times for its cultivation application and two (2) times for its product manufacturing application for additional information.

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

Please note that individuals and/or entities associated with the proposed application(s) are also associated with other adult-use cultivation, product manufacturing, retail licenses, marijuana courier pre-certification and marijuana delivery operator pre-certification under the names of Tree Beard, Inc, Tradesman Exchange, and 195 East, LLC.

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

Individual	Role
Jeffrey Pepi	Person Having Direct/Indirect Control
Devon Soloniewicz	Person Having Direct/Indirect Control
Patrick Maloy	Person Having Direct/Indirect Control / Capital Contributor
Nicholas Gomes	Person Having Direct/Indirect Control
Alan Feldman	Person Having Direct/Indirect Control

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- 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:

Economic Empowerment Priority Applicant
Jeffrey Pepi / 51% / EE202151

- The applicant and municipality executed a Host Community Agreement on August 16, 2021.
- The applicant conducted a community outreach meeting on March 1, 2021 and provided documentation demonstrating compliance with Commission regulations.
- The Commission received a municipal response from the City/Town of Salem on November 16, 2021 for its product manufacturing operations and December 6, 2021 for its cultivation operations stating the applicant was in compliance with all local ordinances or bylaws.
- The applicant proposed the following goals for its Plan to Positively Impact Disproportionately Harmed People:

#	Goal
1	Recruit one (1) individual with the Commission-designated Economic Empowerment and/or Social Equity status and two (2) individuals from areas of disproportionately impacted areas, specifically Lynn, Revere, and Chelsea, and 30% individuals who have a past drug conviction or a family member with a past drug conviction for its hiring initiatives.

BACKGROUND CHECK REVIEW

- 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.
- There were no concerns arising from background checks on the individuals or entities associated with the application.

MANAGEMENT AND OPERATIONS PROFILE REVIEW

- The applicant states that it can be operational within one (1) year of receiving the provisional license(s).



14. The applicant's proposed hours of operation are the following:

Day(s)	Hours of Operation
Monday-Sunday	7:00 a.m. to 10:00 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 one (1) individual who is a woman, minority, veteran, persons with a disability, and LGBTQ+ individual for its hiring initiatives.
2	Recruit at least one (1) individual who is a woman, minority, veteran, persons with a disability, and LGBTQ+ individual in a managerial position.

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	Solventless Extracted Products (Bubble Hash, Rosin, Kief, and Flower Rosin)
2	Topical Products (Bath Soaking Bomb, Massage Oil, Personal Lubricant, Salve/Chapstick, and Lotion)

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 licensure is subject to the applicant ensuring that all remaining required individuals be fingerprinted pursuant to previous Commission notifications.
5. The applicant shall cooperate with and provide information to Commission staff.

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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 Marijuana Treatment Center, and Independent Testing Laboratory 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).

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.

