

Teddy's Veggie Farm

MCN282350

APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Teddy's Veggie Farm
d/b/a Teddy's Veggies
134 Gold Street, Worcester, MA 01608

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

Cultivation, Tier 2/Indoor (5,001 – 10,000 sq. ft.)

The application was reopened more than four (4) 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
Product Manufacturing	Application Submitted	Worcester
Marijuana Courier	Pre-Certification	N/A
Marijuana Delivery Operator	Application Submitted	N/A

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

Individual	Role
Leon Porcher	Person Having Direct/Indirect Control
Joyce Toby	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:

Expedited Applicant (Social Equity Program Participant)
(Leon Porcher / 46.15% Ownership / SE304265)
(Joyce Toby / 46.15% Ownership / SE304749)

- 7. The applicant and municipality executed a Host Community Agreement on June 15, 2021.
- 8. The applicant conducted a community outreach meeting on March 12, 2021 and provided documentation demonstrating compliance with Commission regulations.
- 9. The Commission received a municipal response from the City/Town of Worcester on February 17, 2022 stating the applicant was in compliance with all local ordinances or bylaws.
- 10. The applicant proposed the following goals for its Plan to Positively Impact Disproportionately Harmed People:

#	Goal
1	Give hiring preference to residents of Worcester, participate in annual job fairs and post quarterly advertisement in the local newspaper, Worcester Telegram and Gazette.
2	Purchase supplies, materials, and services from suppliers and vendors located in Worcester.
3	Donate \$5,000 to Community Foundation of North Central Massachusetts.

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 15 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	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 40% African Americans, 20% women, 10% Latinx, 1% veterans, 1% persons with disabilities and 1% LGBTQ+ for its hiring initiatives.
2	Secure five (5) wholesale agreements with Equity licensees.

17. Summary of cultivation plan (if applicable):

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

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 ensuring that all remaining required individuals be fingerprinted pursuant to previous Commission notifications.
4. Provisional licensure is subject to the payment of the appropriate license fee.
5. Prior to performing job functions, all provisional licensees shall ensure that all current Marijuana Establishment, Medical 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).
6. Final license is subject to the applicant notifying the Commission with any additional information regarding its "Additional Operational Plans for Indoor & Outdoor Marijuana Cultivators" as it relates to Quality Control Samples in accordance with 935 CMR 500.120 (14).
7. Final licensure is subject to the applicant clarifying its contributions and recipient organizations.

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.



