

Teddy's Veggie Farm, LLC
MPN282110

APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Teddy's Veggie Farm, LLC
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:

Product Manufacturing

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
Cultivation, Tier 2/Indoor (5,001 – 10,000 sq. ft.)	Provisionally Approved	Worcester
Marijuana Delivery Operator	Application Submitted	Worcester
Marijuana Courier	Pre-Certification	N/A

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

Individual	Role
Leon Porcher	Person Having Direct/Indirect Control / Capital Contributor
Joyce Toby	Person Having Direct/Indirect Control / Capital Contributor
Clarence Barr	Person Having Direct/Indirect Control

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

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Entity	Role
B & H Land Development	Entity Having Direct/Indirect Control / Capital Contributor

6. Applicant's priority status:

Expedited Applicant (Social Equity Program Participant and DBE (Minority-Owned))
(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 November 16, 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	Recruit 20% of its staff that are residents of Worcester by collaborating with the City of Worcester's Workforce Development Division and other local employment agencies.
2	Partner with suppliers and vendors that are located in Worcester for its supply, materials, and service needs.

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 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	8:00 a.m. to 8:00 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 40% minorities; 20% women; 1% veterans; 1% persons with disabilities; and 1% members of the LGBTQ+ community for its hiring initiatives.
2	Support the development of local brands owned by people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people; Women; Veterans; Persons with disabilities; and LGBTQ+ individuals by providing marketing and communications support, product and manufacturing services, and/or other technical support needed to help successfully launch these brands into the regulated Adult-Use market with the goal of creating, producing and/or distributing three (3) product collaborations.
3	Partner with 25% of diverse suppliers.

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

#	Product
1	Flower
2	Concentrates (Capsules; Tinctures; Rosin; Bubble Hash; and Kief
3	Cookies (Red Velvet; Sugar; Double Chocolate; and Macadamia)
4	Gummies (Apple; Strawberry; Watermelon; Blueberry; and Mango)
5	Chocolate (Milk and White)
6	Brownies
7	Beverages (Lemonade; Strawberry Lemonade; Raspberry Iced Tea; Peach Lemonade; Mango Pineapple Ginger; and Fruit Punch.

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.

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4. The applicant shall cooperate with and provide information to Commission staff.
5. Provisional licensure is subject to the payment of the appropriate license fee.
6. Prior to Final Application for Licensure, contact CCC Licensing team with an update to clarify Diversity Plan Measurements #3 (Outreach to Diverse Suppliers) in accordance with 935 Code Mass. Regs. § 500.101 1(c) 8.k.

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.

