

UC Cultivation, LLC
MCN283608

APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

UC Cultivation, LLC
601 Fitchburg State Road, Ashby, MA 01431

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

Cultivation, Tier 5/Outdoor (30,001 – 40,000 sq. ft.)

The application was reopened 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):

The applicant is not an applicant or licensee for any other license type.

Please note that individuals and/or entities associated with the proposed application(s) are also associated with other adult-use cultivation, product manufacturing, and retail licenses under the name of United Cultivation, LLC.

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

Individual	Role
Michael Spengler	Person Having Direct/Indirect Control
Carolyn Spengler	Person Having Direct/Indirect Control
Danielle Phaneuf	Person Having Direct/Indirect Control
Kerstin Phaneuf	Person Having Direct/Indirect Control

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

Entity	Role
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United Cultivation, LLC	Entity Having Direct/Indirect Control / Capital Contributor
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6. Applicant's priority status:

Expedited Applicant (License Type)

7. The applicant and municipality executed a Host Community Agreement on April 17, 2019.
8. The applicant conducted a community outreach meeting on November 23, 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 Ashby on December 10, 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 15% of its employees from Fitchburg for its hiring initiatives.
2	Host a minimum of two (2) support drives (clothing, food, etc) and fundraisers at the United Cultivation, LLC facility to benefit Ginny's Helping Hand, Inc.

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 five (5) 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	8:00 a.m. to 9:00 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	Increase the number of women, minorities, veterans, people with disabilities, and members of the LGBTQ+ community with a goal of recruiting 55% women, 35% minorities, 25% veterans, 10% people with disabilities and 5% LGBTQ+ community for its hiring initiatives.
2	Increase the number of women, minorities, veterans, people with disabilities, and members of the LGBTQ+ community in management and executive positions with a goal of 20% women, 10% minorities, 10% veterans, 5% people with disabilities, and 5% LGBTQ+ community to represent 5% of management and executive positions.

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. 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 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).



7. 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).

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.

