

Winchendon Grows, LLC

MCN283628

MPN282151

APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Winchendon Grows, LLC
Parcel 12-0-105 and 12-0-23
Commercial Drive, Winchendon, MA 01475

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

Cultivation, Tier 11/Indoor (90,001 – 100,000 sq. ft.)
Product Manufacturing

The application was reopened one (1) time 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 |
|-----------------|-------------------------------------------------------------|
| Stephen Cefalo | Person Having Direct/Indirect Control / Capital Contributor |
| Frederick Massa | 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:

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General Applicant

7. The applicant and municipality executed a Host Community Agreement on September 15, 2021.
8. The applicant conducted a community outreach meeting on August 9, 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 Winchendon on February 7, 2022. 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 | Donate \$2,500 in financial support per year to New England Veteran's Alliance, Inc to support veterans who reside in and ADI and individuals who have had past drug convictions. |
| 2 | Provide at least five (5) Massachusetts residents who have past drug convictions or who have parents or spouses who have had drug convictions with education and support relating to sealing criminal records to reduce barriers to entry in the cannabis industry per year. |

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 | 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 veterans (10%), people with disabilities (10%), persons who identify as LGBTQ+(10%), women (50%), and minorities (15%). |
| 2 | Provide education to 100% of employees on issues including the prevention of sexual harassment, racial and cultural diversity, and methods of fostering an inclusive work atmosphere. |

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 | Flower (Indica, Sativa, High CBD varieties in the form of loose flower and pre-rolls) |
| 2 | Vapes |
| 3 | Transdermal (balms and salts) |
| 4 | Sublingual (THCa tincture, tablets, mints, or any oral application) |
| 5 | Strain-Specific concentrate extraction |
| 6 | Chocolate bars (Milk) |
| 7 | Fruit Chews (sour apple, cherry, pineapple habanero, kiwi-strawberry, watermelon lemonade). |

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.

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.

