

Berkshire Welco Cultivation, LLC

MCN283155

APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Berkshire Welco Cultivation, LLC
1375 North Main Street, Sheffield, MA 01257

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

Cultivation, Tier 4/Outdoor (20,001 – 30,000 sq. ft.)

The application was reopened five (5) times 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 a Product Manufacturing application under the name of Berkshire Welco Lab & Manufacturing; two (2) Cultivation Licenses, one (1) Product Manufacturing License, and one (1) Retail License under the name of Berkshire Welco, LLC.

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

Individual	Role
Christopher Weld	Person Having Direct/Indirect Control
George Nichols	Person Having Direct/Indirect Control
Pete Steimer	Person Having Direct/Indirect Control

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

Entity	Role
Berkshire Welco, LLC	Capital Contributor
Berkshire Welco Retail, LLC	Capital Contributor



6. Applicant's priority status:
Expedited Applicant (License Type)
7. The applicant and municipality executed a Host Community Agreement on January 28, 2021.
8. The applicant conducted a community outreach meeting on February 25, 2021 and provided documentation demonstrating compliance with Commission regulations.
9. The Commission received a municipal response from the municipality on June 1, 2021 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	Provide \$15,000 to the Southern Berkshire Community Coalition.
2	Recruit 15% of its workforce that are Massachusetts residents who reside in areas of Disproportionate Impact and those who have past drug convictions or have parents or spouses with drug convictions.
3	Donate \$5,000 to organizations such as Goodwill Industries of the Berkshires and Southern Vermont toward their efforts with Keenan House in Pittsfield.

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 two (2) 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 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 50% women, 35% minorities, 5% LGBTQ, 5% veterans, and 5% persons with disabilities for its hiring initiatives.
2	Offer promotions, career counseling, and training to provide all employees with opportunities for growth and to decrease turnover.

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.

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.

