

Town Meadow Farm

MCN283497

APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Town Meadow Farm
124 Green Street, Leicester, MA 01524

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

Cultivation, Tier 11/ Outdoor (90,001– 100,000 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.

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

Individual	Role
Leon Dykas	Person Having Direct/Indirect Control
Neal Gaffney	Person Having Direct/Indirect Control
Hector Pineiro	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 (License Type) (Minority-Owned Business/Veteran-Owned Business)



7. The applicant and municipality executed a Host Community Agreement on April 22, 2021.
8. The applicant conducted a community outreach meeting on September 30, 2021 and provided documentation demonstrating compliance with Commission regulations.
9. The Commission received a municipal response from the City/Town of Leicester on October 19, 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	Give hiring preference to residents and businesses of Leicester and/or Worcester.
2	Donate \$10,000 annually to McAuley Nazareth Home for Boys.
3	Contract with at least two (2) businesses from Leicester and/or Worcester for each phase of pre-construction, construction, and business operations.

BACKGROUND CHECK REVIEW

11. There were disclosures of any past civil or criminal actions, occupational license issues, or marijuana-related business interests in other jurisdictions. None of the disclosures raised suitability issues.
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) month of receiving the provisional license(s).
14. The applicant’s proposed hours of operation are the following:

Day(s)	Hours of Operation
Monday-Sunday	6:30 a.m. to 10:00 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% male and 50% female in which 35% are veterans, 35% minorities, 20% persons with disabilities, and 10% individuals who identify as LGBTQ for its hiring initiatives.
2	Host an annual informational session at the American Legion Post 2 for local veterans interested in learning more about the opportunities in the Massachusetts cannabis industry including cultivation, transportation, security, marketing and retail operations.

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 Marijuana 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).

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.

