

Motah 420, LLC

MDA1327

APPLICATION OF INTENT REVIEW

1. Name, address, and license type(s) sought of the proposed License Applicant:

License Applicant Business Name:	Motah 420, LLC
License Applicant d/b/a Name:	Motah
Proposed Location:	6 Renfrew St., Adams, MA 01220

2. Type of final license sought (if cultivation, its tier level and outside/inside operation):

License Type(s) Sought:
Marijuana Delivery Operator

3. The license applicant is associated with the following license type(s):

Type	Status	Location
Marijuana Cultivator, Tier 1/Indoor/Outdoor (up to 5,000 sq. ft.)	Provisional License	Adams

4. The license applicant was pre-certified by the Commission on January 10, 2023. Pursuant to 935 CMR 500.101(2)(b)(2), the applicant demonstrated a propensity to successfully operate a license.
5. List of all required individuals and their roles:

Individual	Role
Carl Nickerson	Person Having Direct/Indirect Control / Capital Contributor

6. List of all required entities and their roles:

No other entity appears to have ownership or control over this license applicant business.

7. License Applicant's Status:

Provisional License Executive Summary 1



Expedited Applicant (Social Equity Program Participant)
Carl Nickerson / 100% / SE305091)

8. The license applicant submitted or resubmitted their application on or after March 1, 2024 and provided a compliant HCA that was certified by Commission staff pursuant to 935 CMR 500.180(3) and/or comparable medical regulations.
9. The Commission received a municipal response from the host community on September 4, 2024 stating the applicant was in compliance with all local ordinances or by-laws.
10. The license applicant proposed the following goals for its Positive Impact Plan:

#	Goal
1	The license applicant proposes to engage with businesses operating in or individuals living in or from Holyoke, Pittsfield, and the closest ADI, or employ residents of ADIs and at least one (1) Social Equity-owned ancillary business and engage with eligible SE participants in Adams for Cohort for employment.
2	The license applicant proposed to donate \$1,000 to Blue Skies Unlimited, LLC.

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 license 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.
14. The license applicant proposed the following goals for its Diversity Plan:

#	Goal
1	The license applicant proposes to hire the following: 50% Women, 20% People of color, particularly Black, African American, Hispanic, Latinx, and Indigenous peoples, 20% Veterans, 20% Persons with Disabilities, and 20% LGBTQ+ People.
2	The license applicant proposes to engage with a minimum of two (2) diverse-owned suppliers by accessing the SDO supplier list.

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. The license applicant shall cooperate with and provide information to Commission staff.
4. Provisional licensure is subject to the payment of the appropriate license fee.
5. Prior to final licensure, in accordance with 935 CMR 500.146(5)(g) please include the phone number for the Massachusetts Substance Use Helpline on your consumer education.
6. Prior to Final Licensure, consider revising Positive Impact Plan Goal #2 and consider hiring or other strategies to impact Disproportionately Impacted Area designated communities in closer proximity to city of Adams in accordance with 935 CMR 500.101(1)(a)11 and provide an update to CCC Licensing Team.

The license applicant has demonstrated compliance with the laws and regulations of the Commonwealth and suitability for licensure. Therefore, the applicant is recommended for provisional licensure.

