Cannabis Control Commission
COMMONWEALTH OF MASSACHUSETTS

Southwick Greenhouses, Inc.

MCN283815

APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

   Southwick Greenhouses Inc.
   27 Hudson Drive, Southwick, MA 01077

2. Type of license sought and information regarding the application submission:

   Cultivation Tier 3 / Indoor (10,001 - 20,000 sq. ft.)

   The application was reopened two (2), 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
Paul John DellaTorre	Person Having Direct/Indirect Control / Capital Contributor

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:

   General Applicant

7. The applicant and municipality executed a Host Community Agreement on March 13, 2023.

8. The applicant conducted a community outreach meeting on August 25, 2022, and provided documentation demonstrating compliance with Commission regulations.

9. The Commission sent a municipal notice with a copy of the application to the Town of Southwick on May 5, 2023. 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	Provide access to consulting and ancillary service providers that can help applicants create and develop robust business ideas, property search, business strategy, team development, document creation for developing, permitting, and licensing their cultivation, retail, processing, and delivery businesses, or inspiring a pivot to ancillary business that can serve the industry. The goal will be to provide 5 hours of business development annually.
2	Support negotiation of Host Community Agreement with goal of one HCA achieved per year.
3	Preparation, support, presentation, and advocacy of one Community Outreach Meeting per year.
4	Direct assistance in the preparation of Standard Operating Procedures for submission to the Commission with the goal of developing one full suite of documents to mentee for application in each license category per year.
5	Direct assistance in the preparation and collation of uploading and preparing supporting documentation for submission to the Commission (goal of 5 hours of MassCIP assistance per year).
6	Provide PTG participants easy access to expert mentorship and counseling through individual conference calls with leading industry consultants and ancillary professionals with goal of 5 hours of conference calls 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 year of receiving the provisional license(s).

14. The applicant's proposed hours of operation are the following:

Day(s)	Hours of Operation
Monday-Saturday	Open 24 Hours
Sunday	Closed

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 women (20%), minorities (20%), LGBTQ+ (20%), veterans (20%), and individuals with disabilities (20%) for its hiring initiatives.
2	Provide a job satisfaction survey annually or upon exit to 100% of staff with a 75% or greater satisfaction regarding inclusivity, and 100% of staff having access to diversity literature in the workplace.
3	Develop an employee promotion goal wherein at least 50% of the employees who receive promotions within its first year of operations are women, minorities, LGBTQ+, veterans, and individuals with disabilities.
4	Have 100% of employees acknowledge its diversity goals and actively participate in attempting to accomplish them.
5	Engage with at least one diversely owned supplier from the SDO supplier list.

17. Summary of cultivation plan:

    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. The 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 please inform the Commission of your "Additional Operational Plans for Indoor Marijuana Cultivators" as it relates to Quality Control Samples in accordance with 935 CMR 500.120(12), and 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.