

Witch City Gardens, LLC
MCN283839

APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Witch City Gardens, LLC
d/b/a Starbird
2 Bridge Street, Salem, MA 01970

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

Cultivation, Tier 1/Indoor (up to 5,000 sq. ft.)

The application was reopened three (3) times for additional information.

3. The applicant is a licensee or applicant for other Marijuana Establishment and/or Medical Marijuana Treatment Center license(s):

Type	Status	Location
Retail	Commence Operations	Salem
Cultivation, Tier 3/Indoor (10,001 – 20,000 sq. ft.)	Provisional License	Salem

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

Individual	Role
Timothy Haigh	Person Having Direct/Indirect Control
Elizabeth Childs	Person Having Direct/Indirect Control
Barbara Donatelli	Person Having Direct/Indirect Control

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

Entity	Role
2 Bridge Street	Capital Contributor



6. Applicant’s priority status:
Expedited Applicant (Woman-Owned Business)
7. The applicant and municipality executed a Host Community Agreement on April 3, 2023.
8. The applicant conducted a community outreach meeting on April 24, 2023 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 Salem on October 20, 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	Recruit at least 20% of its workforce that are past or present residents of the geographic “areas of disproportionate impact,” which have been defined by the Commission and identified in its Guidance for Identifying Areas of Disproportionate Impact, specifically the City of Lynn, Commission-designated Economic Empowerment Priority Applicants, Commission-designated Social Equity Program Participants, Massachusetts residents who have past drug convictions; and Massachusetts residents with parents or spouses who have drug convictions.
2	Secure at least 20% of its business service contracts from businesses located in Lynn and/or other areas of disproportionate impact.

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 five (5) months of receiving the provisional license(s).
14. The applicant’s proposed hours of operation are the following:

Day(s)	Hours of Operation
--------	--------------------



Monday-Friday	9:00 a.m. to 6:30 p.m.
Saturday-Sunday	Closed

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

#	Goal
1	Recruit persons with disabilities (10 - 15%), persons who are minorities (40%), veterans (40%), people of non-normative gender identities, and LGBTQ+ (40%), women (50%) for its hiring initiatives.
2	Increase the number of individuals in supervisory and management level positions, specifically persons with disabilities (10 - 15%), persons who are minorities (40%), veterans (40%), people of non-normative gender identities, and LGBTQ+ (40%), women (50%)
3	Provide unconscious bias training to all employees regarding inclusion in the workplace.

- 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:

- Final license is subject to inspection to ascertain compliance with Commission regulations.
- Final license is subject to inspection to ascertain compliance with applicable state laws, local codes, ordinances or bylaws, and local licensing requirements.
- The applicant shall cooperate with and provide information to Commission staff.
- Provisional licensure is subject to the payment of the appropriate license fee.
- 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.

