

CANNABIS CONTROL COMMISSION

April 11, 2024
10:00 AM

Remote via [Microsoft Teams Live*](#)

PUBLIC MEETING MINUTES

Documents:

- Application Materials associated with:
 - Staff Recommendations on Changes of Ownership
 - Staff Recommendations on Renewal Licenses
 - Staff Recommendations on Provisional Licenses
 - Staff Recommendations on Final Licenses
- [Meeting Packet](#)
- 50 Franklin Street lease

In Attendance:

- Acting Chair Ava Callender Concepcion
- Commissioner Kimberly Roy
- Commissioner Bruce Stebbins

Minutes:

- 1) Call to Order
 - The Acting Chair (AC) recognized a quorum and called the meeting to order.
 - The AC gave notice that the meeting is being recorded.
 - The AC gave an overview of the agenda and noted that the Commission would not reconvene in open session after the scheduled executive session.
- 2) Commissioners' Comments & Updates – 00:01:30
 - Commissioner Roy noted her recent appearances at the DCU Center for a Social Equity Program (SEP) application orientation and on the “Weed Wonks” podcast. She also referred licensees to the consumer education brochures available through the Massachusetts Health Promotion Clearinghouse in light of the upcoming 4/20 holiday. Commissioner Stebbins noted his recent appearances at the DCU Center and on the “This is Worcester” program. He thanked the Government Affairs & Policy team for gathering research on the accounts receivable issue from other jurisdictions’ respective cannabis industries which he intended to review along with Commissioner



Roy and present at an upcoming public meeting. The AC noted recent appearances at an SEP application orientation at the Roxbury Innovation Center and with the Cannabis Regulators of Color Coalition. The AC highlighted a recent meeting with Director of Government Affairs & Policy Matthew Giancola (Director Giancola) and Copywriter Nadine Sanchara with a member of Senator Elizabeth Warren’s staff regarding federal legalization of marijuana. The AC noted upcoming events at the Harvard Business School for its first annual Cannabis Business Conference and the State of Cannabis Event at the State House.

3) Minutes for Approval – 00:13:03

- October 10, 2023
- Commissioner Roy moved to approve the October 10, 2023, Commission public meeting minutes.
- Commissioner Stebbins seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the October 10, 2023, Commission public meeting minutes.

- October 12, 2023
- Commissioner Stebbins moved to approve the October 12, 2023, Commission public meeting minutes.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the October 12, 2023, Commission public meeting minutes.

- October 16, 2023
- Commissioner Roy moved to approve the October 16, 2023, Commission public meeting minutes.
- Commissioner Stebbins seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the October 16, 2023, Commission public meeting minutes.



- October 25, 2023
- Commissioner Stebbins moved to approve the October 25, 2023, Commission public meeting minutes.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the October 25, 2023, Commission public meeting minutes.

- November 1, 2023
- Commissioner Roy moved to approve the November 1, 2023, Commission public meeting minutes.
- Commissioner Stebbins seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the November 1, 2023, Commission public meeting minutes.

- November 7, 2023
- Commissioner Roy moved to approve the November 7, 2023, Commission public meeting minutes.
- Commissioner Stebbins seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the November 7, 2023, Commission public meeting minutes.

- November 14, 2023
- Commissioner Stebbins moved to approve the November 14, 2023, Commission public meeting minutes.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the November 14, 2023, Commission public meeting minutes.



- November 30, 2023
- Commissioner Roy moved to approve the November 30, 2023, Commission public meeting minutes.
- Commissioner Stebbins seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the November 30, 2023, Commission public meeting minutes.

- February 27, 2024
- Commissioner Stebbins moved to approve the February 27, 2024, Commission public meeting minutes.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the February 27, 2024, Commission public meeting minutes.

- 4) Acting Executive Director and Commission Staff Report – 00:17:43
 - Acting Executive Director Debra Hilton-Creek (AED Hilton-Creek) updated the Commission on recent hires and noted improved communication among employees. AED Hilton-Creek presented an overview of retention statistics and recruitment of key roles. Commissioner Stebbins asked about how to progress internal candidates who had not been chosen for promotion. AED Hilton-Creek noted that she had scheduled meeting to discuss options with internal candidates who had not been selected. Director of Licensing Kyle Potvin (Director Potvin) presented an update on the implementation of Chapter 180 and completion of deliverables since the last public meeting. Director Potvin noted that the largest issue with implementation of Chapter 180 would be getting compliant Host Community Agreements (HCAs) with the most common issue being inappropriate Community Impact Fees. He stated that by the end of the summer he expected to be able to provide Commissioners with data regarding the percentage of applications that were submitted with compliant HCAs. Director Potvin presented highlights from licensing data and noted that there were a larger number of applications awaiting first review as they were subject to the new regulations with regard to HCAs.

- 5) Staff Recommendations on Changes of Ownership – 00:52:29



- Licensing Manager Anne DiMare presented on behalf of the licensing department the Staff Recommendations for Changes of Ownership, Renewals, Provisionals, Final licenses.

1. Ganesh Wellness, Inc.

- Commissioner Stebbins moved to approve the Change of Ownership.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the Change of Ownership.
- Commissioner Roy asked how the complex corporate structures of some licensees and their potential involvement with litigation in Massachusetts and other jurisdictions affects the decision-making process of the licensing department. Director Potvin described the process for vetting licensees and any new entities introduced through changes of ownership, including proactive disclosures and background checks. Acting Director of Investigations Katherine Binkoski (Acting Director Binkoski) described the financial due diligence check that would be triggered by an entity on an application or change of ownership form and how that could potentially trigger a Request for Information to determine if there are any issues.

2. New England Treatment Access, LLC.

- Commissioner Roy moved to approve the Change of Ownership.
- Commissioner Stebbins seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the Change of Ownership.

3. Underground Legacy Social Club, LLC.

- Commissioner Stebbins moved to approve the Change of Ownership.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the Change of Ownership.

6) Staff Recommendations on Renewals – 01:02:53



- Commissioner Stebbins noted that some licensees have found it difficult to fulfill their Positive Impact Plan (PIP) goals because of their distance from Areas of Disproportionate Impact (ADIs) and that one of the licensees up for renewal had scheduled an event for educational session in an ADI where there was no turn out. Commissioner Stebbins stated that the licensee’s explanation that there was a decreasing interest in entering the cannabis industry was a stretch and asked that licensees be proactive in ensuring that their PIP is impactful. The other Commissioners agreed with the sentiment.
- Commissioner Stebbins made a motion to approve items numbered 1-44 and 46-49. Commissioner Roy seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the renewal roster of items numbered 1-44, and 46-49, on the agenda.

- Commissioner Stebbins made a motion to delegate authority to review and approve the renewal of item number 45 to the Director of Licensing.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the motion to delegate authority to review and approve the renewal of item number 45 to the Director of Licensing.

7) Staff Recommendations on Provisional Licenses – 01:16:42

1. 686 Cultivation, LLC (#MCN283899), Cultivation, Tier 2 / Indoor and 686 Cultivation, LLC (#MPN282298), Product Manufacturer (colocated operations)
 - Commissioner Stebbins requested a condition for both licenses.
 - Proposed condition: Prior to Final Application for Licensure, consider revision to Positive Impact Plan Goal #1 and clarify hiring to impact Disproportionately Impacted Area designated community of Lowell in accordance with 935 Code Mass. Regs. § 500.101(1)(a)11 and 935 Code Mass. Regs. § 500.103(4)(b) and provide an update to CCC Licensing Division.
 - Commissioner Roy moved to approve both Provisional Licenses, subject to the condition requested by Commissioner Stebbins.
 - Commissioner Stebbins seconded the motion.
 - The Acting Chair took a roll call vote:
 - Commissioner Roy – Yes



- Commissioner Stebbins – Yes
 - Acting Chair Concepcion – Yes
 - The Commission unanimously approved the Provisional Licenses, subject to the condition requested by Commissioner Stebbins.
2. Clovercraft, LLC (#MRN284574), Retail
- Commissioner Roy requested a condition.
 - Proposed condition: Prior to final licensure, in accordance with 935 Code Mass. Regs. § 500.140(6)(g) please include the phone number for the Massachusetts Substance Use Helpline on your consumer education.
 - Commissioner Roy moved to approve the Provisional License, subject to the condition requested by Commissioner Roy.
 - Commissioner Stebbins seconded the motion.
 - The Acting Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Acting Chair Concepcion – Yes
 - The Commission unanimously approved the Provisional Licenses, subject to the condition requested by Commissioner Roy.
3. Crafted Cannabis, LLC (#MCN283858), Cultivation, Tier 2 / Indoor
- Commissioner Roy requested a condition.
 - Proposed condition: 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 Code Mass. Regs § 500.120(12), and 935 Code Mass. Regs. § 500.120(14).
 - Commissioner Stebbins moved to approve the Provisional License, subject to the condition requested by Commissioner Roy.
 - Commissioner Roy seconded the motion.
 - The Acting Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Acting Chair Concepcion – Yes
 - The Commission unanimously approved the Provisional Licenses, subject to the condition requested by Commissioner Roy.
4. Safe-Lyfe, LLC (#DOA100173), Marijuana Delivery Courier
- Commissioner Stebbins requested two conditions.
 - Proposed condition: Prior to Final Application for Licensure, consider revision to Positive Impact Plan Goal #1 and consider hiring or other strategies to impact Disproportionately Impacted Area designated communities in closer proximity to city of Northampton in accordance



with 935 Code Mass. Regs. § 500.101(1)(a)11 and 935 Code Mass Regs. § 500.103(4)(b) and provide an update to CCC Licensing Division.

- Proposed condition: Prior to Final Application for Licensure, contact CCC Licensing Division and consider any updates for goals of hiring and contracting with diverse vendors under licensee's Diversity Plan Goals in accordance with 935 Code Mass. Regs. § 500.101(1)(c)8k.
- Commissioner Stebbins moved to approve the Provisional License, subject to the conditions requested by Commissioner Stebbins.
- Commissioner Roy seconded the motion.
- The Acting Chair took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - Acting Chair Concepcion – Yes
- The Commission unanimously approved the Provisional License, subject to the conditions requested by Commissioner Stebbins.

8) Staff Recommendations on Final Licenses – 01:26:07

1. 191 Lafayette Rd Dispensary Company, LLC (#MR282740), Retail
2. Bostica, LLC (#MP281664), Product Manufacturer
3. FFD Enterprises MA, Inc. (#MR284920), Retail
4. Green Adventure, LLC (#MR284710), Retail
5. LMCC, LLC (#MR282796), Retail
6. Reverie 73 Gloucester, LLC (#MR282315), Retail
7. Stone's Throw Cannabis, LLC (#MR284843), Retail
8. Union Leaf, Inc. (#MR282570), Retail
9. Uproot, LLC (#MB281346), Microbusiness

- Commissioner Roy moved to approve the Final License roster from one to nine as indicated on the agenda.
- Commissioner Stebbins seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the Final License roster from one to nine.

- The Commissioners agreed to a 15-minute recess until 11:50 AM.

9) Commission Discussion and Votes – 01:48:37

1. Executive Director Search Update



- The AC discussed the selection process of a subcommittee to search for an Executive Director (ED) and that Commissioner Stebbins was selected due to his previous experience. She stated that there would be regular updates for all Commissioners during public meetings. AED Hilton-Creek explained that the job posting for the ED position will include multiple documents which were currently with the communications team for review and would likely be posted the week of April 21, 2024. She stated that the documents would be posted on the Mass Careers website, which will automatically be cross posted to popular nation-wide job boards. AED Hilton-Creek said that additional job boards with a Diversity, Equity and Inclusion focus would be sought out and the job search would also be picked up by the State House News Service. Commissioner Roy also suggested posting on veteran and cannabis-specific job boards or outlets like the Cannabis Regulators Association. AED Hilton Creek noted that the subcommittee for the ED search was composed of herself, Senior IT Support Specialist Freyja Brocklehurst, Director of Digital and Creative Services AnnMarie Burt, Director of Communications Maryalice Curley, Investigations Manager Armond Enos, General Counsel Kristina Gasson (GC Gasson), Director of Constituent Services Kathy Oliver Jones, Investigations and Enforcement Assistant Roque Rosa, Human Resources Generalist Wendy Sanchez, Manager of Equity Programming and Strategic Partnerships Darrus Sands, Chief Financial Accounting Officer Lisa Schlegel (CFAO Schlegel), the AC and Commissioner Stebbins. GC Gasson clarified that subcommittee was technically a preliminary screening committee which allows it to meet with the Commission in executive session for the purpose of deliberating and reviewing resumes. GC Gasson advised the Commissioners that they may vote to appoint members of the screening committee and then vote at a later date on which members have voting privileges, which Commissioner Stebbins indicated he supported.
- Commissioner Stebbins moved to appoint the members to the preliminary screening committee to perform preliminary screening of candidates for the position of ED, which will include the AC, Commissioner Stebbins, AED Hilton Creek, Freyja Brocklehurst, AnnMarie Burt, Maryalice Curley, Armond Enos, GC Gasson, Kathy Oliver Jones, Roque Rosa, Wendy Sanchez, CFAO Schlegel and Darrus Sands.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the motion.

2. Guidance on Municipal Equity

- Director Potvin updated the Commissioners on the draft guidance document which will advise municipalities on how to incorporate the new municipal equity requirements introduced as a part of Chapter 180. Director Potvin submitted the draft document to the Commissioners for their review and comment and stated that comments on the Model Municipal Equity Ordinance would influence further edits



before a final draft was submitted for the Commissioners' vote. Commissioner Roy requested that suitability requirements be included as well as a table listing all ADIs. The AC stated that she found the ADI map more helpful. Director Potvin stated that these suggestions could both be incorporated. Commissioner Stebbins asked that the draft guidance be submitted to the Massachusetts Municipal Association (MMA) for their feedback. Director Potvin reiterated that the public comment period on the Model Municipal Equity Ordinance would be one way that the MMA could make a comment which would influence further edits to the draft guidance document, but that he would speak with Director Giancola on how to best communicate this to the MMA. Commissioner Roy asked if there was an established way to file a complaint with the Commission. Director Potvin stated that one of the Chapter 180 deliverables was to have a page on the Commission's website dedicated to receiving complaints and that it was currently in progress.

3. Model Municipal Equity Ordinance

- Director Potvin presented the draft of the new Model Ordinance or By-Law, stating that its purpose was to provide Host Communities with a template for complying with the new municipal equity requirements. Director Potvin noted that the Model Ordinance had been submitted to the Attorney General's Office, which provided feedback which is currently in the process of being incorporated. He stated that notice of the public comment period was going out by email within the next few minutes and that the final document would be available during the May public meeting. Director Potvin advised the Commissioners that the public comment period also gives them an opportunity to comment. Commissioner Roy asked about a provision stating that if a municipality chose to allow additional Marijuana Establishments or Marijuana Treatment Centers at least 50% of those licenses, but no less than one license above the previously established cap, shall be reserved for license applicants that are pre-verified or verified social equity businesses, SEP participants or economic priority applicants. The Commissioner stated that in a previous meeting she had asked about what a municipality should do if there were no applicants fitting that criteria, which she did not see addressed in the Model Ordinance. Director Potvin stated that he would have to review the previous meeting and regulations before providing a definitive answer. Director Potvin noted that there was also a new notification requirement for Host Communities to inform the Commission of the steps that they have taken to satisfy the equity requirement through Mass CIP. He stated that review of compliance would be led by Acting Director Binkoski and that more information will be available soon.
- The Commissioners agreed to recess until 1:40 PM.

4. Boston Office Discussion (03:35:55)

- AED Hilton-Creek stated that the purpose of this discussion was to revisit the Commission's previous conversation regarding subletting the Boston office. She stated that since the last meeting, a partner agency was not found. AED Hilton-Creek presented two options: the Commission could continue to use the space, or it could



- relinquish the lease. Commissioner Roy said that the monthly rent for the Boston Office was \$21,000.00 per month and that an average of 1.2 employees used the office per day. Commissioner Roy added that the Division of Capital Asset Management and Maintenance (DCAMM) was waiting on a decision from the Commission as to whether they could move forward with another agency which wants to use the space. AED Hilton-Creek added that DCAMM could provide transitional office space if the Commission decided to relinquish the lease until a permanent location was found. GC Gasson stated that the other agency which wants to use the space would like to have access by July, which would be an aggressive timeline for the Commission. The AC suggested amending the hybrid work schedule for individuals who regularly use the Boston office. The Commissioners and GC Gasson discussed how the rent would increase if the Commission continued the lease. Commissioner Stebbins noted that the Boston office was used by the Commission at its outset because it was initially composed of individuals from the area, but that there has since been a decision to be located more centrally within the Commonwealth and the requirements for the Boston office have changed with regard to the necessary square footage. He recommended relinquishing the lease. The AC agreed.
- Commissioner Roy moved to delegate to AED Hilton-Creek and CFAO Schlegel to open negotiations with DCAMM to relinquish and reassign the Boston office lease provided that another office in the downtown Boston area can be found that can accommodate the Boston staff members.
 - Commissioner Stebbins seconded the motion.
 - The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
 - The Commission unanimously approved the motion to delegate to AED Hilton-Creek and CFAO Schlegel to open negotiations with DCAMM to relinquish and reassign the Boston office lease provided that another office in the downtown Boston area can be found that can accommodate the Boston staff members.
 - Commissioner Stebbins moved to direct the return to office working group to reassess the return to office plan based upon the potential loss of Boston office space.
 - Commissioner Roy seconded the motion.
 - The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
 - The Commission unanimously approved the motion to direct the return to office working group to reassess the return to office plan based upon the potential loss of Boston office space.
 - GC Gasson noted that the earlier motion to relinquish the Boston office space did not address the office assets located there. Commissioner Roy suggested adding the word “assets” in addition to “lease” in the motion.



- Commissioner Stebbins moved to approve the amendment suggested by Commissioner Roy.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the amendment suggested by Commissioner Roy.

10) New Business Not Anticipated at the Time of Posting 04:15:04

- The AC asked Commissioner Roy to join the secret shopper charter, which Commissioner Roy accepted.

11) Next Meeting Date – 04:16:11

- The AC noted the next meeting would be on Thursday, May 9, 2024.

12) Executive Session – 04:16:36

- Commissioner Stebbins moved to enter into executive session pursuant to G.L. c. 30A, § 21(a)(3), to discuss strategy with respect to collective bargaining because an open meeting may have a detrimental effect on the litigating position of the public body and the Chair so declares.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
 - Commissioner Roy – Yes
 - Commissioner Stebbins – Yes
 - AC Concepcion – Yes
- The Commission unanimously approved the motion to enter into executive session.
- The AC noted that the Commission will not reconvene in open session and will adjourn the meeting in executive session.

