

CANNABIS CONTROL COMMISSION

December 12, 2024  
10:00 AM

In-Person with Remote Access 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
  - Staff Recommendations on Responsible Vendor Training
- [Meeting Packet](#)

**In Attendance:**

- Commissioner Nurys Z. Camargo
- Commissioner Ava Callender Concepcion
- Acting Chair 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.
- 2) Commissioners' Comments & Updates – 00:02:44
  - Commissioner Concepcion thanked the Chapter 180 implementation working group for their work over the last year. The AC thanked Safetiva Labs and Analytics Labs for hosting himself and Commissioner Roy for tours of their facilities. He noted that Commissioner Concepcion would be participating in the first of the quarterly meetings which had been requested by Independent Testing Laboratories (ITLs) at the last public listening session and added that work on the accounts receivable issue was continuing. The AC thanked graduate students from the Northeastern University capstone program who provided a report on the Commission's regulations.



3) Minutes for Approval – 00:09:24

- October 2, 2024
- Commissioner Camargo moved to approve the October 2, 2024, Commission public meeting minutes.
- Commissioner Concepcion seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the October 2, 2024, Commission public meeting minutes.
  
- October 7, 2024
- Commissioner Concepcion moved to approve the October 7, 2024, Commission public meeting minutes.
- Commissioner Camargo seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the October 7, 2024, Commission public meeting minutes.
  
- October 10, 2024
- Commissioner Camargo moved to approve the October 10, 2024, Commission public meeting minutes.
- Commissioner Concepcion seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the October 10, 2024, Commission public meeting minutes.

4) Acting Executive Director and Commission Staff Report – 00:12:00

1. Annual Workforce Report

- Acting Executive Director Debra Hilton-Creek (AED Hilton-Creek) presented an update on staff who had been onboarded and promoted since July 1, 2024. She provided an overview of the demographics and turnover rate of the Commission staff for fiscal years 2023 and 2024. Next, she presented a status update on the Chapter 180 progress and stated that the implementation was anticipated to be completed in six months.



## 2. Licensing Data and Updates

- Director of Licensing Olivia Koval (Director Koval) presented highlights from licensing data and Commissioner Camargo requested that the method for processing Changes of Ownership be discussed at a future meeting. Director Koval provided an update on expired Provisional Licenses which were allowed to resubmit applications, two of which had been deemed complete, four of which received Provisional Licenses and ten of which had outstanding responses to Requests for Information. Finally, Director Koval provided an update on Host Community Agreement (HCA) data. She stated that at the next meeting there would be an update on compliance with conditions and Commissioner Camargo cautioned Licensees to not overpromise in their plans for equity.
- The Commission took a brief recess. (Returned at 1:04:29.)

## 5) Staff Recommendations on Changes of Ownership

- Licensing Analyst Jamie Wakefield (Analyst Wakefield) presented on behalf of the Licensing department the Staff Recommendations for Changes of Ownership, Renewals, Provisionals, Final Licenses and Responsible Vendor Training (RVT).

### 1. Noble Manna, Inc.

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

### 2. RC Retail Amherst, LLC.

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

### 3. The Botanist, Inc.

- Commissioner Camargo moved to approve the Change of Ownership.
- Commissioner Concepcion seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes



- AC Stebbins – Yes
- The Commission unanimously approved the Change of Ownership.

6) Staff Recommendations on Renewals – 01:08:46

- Commissioner Camargo moved to approve items numbered 4-6 and 8-66 as indicated on the agenda.
- Commissioner Concepcion seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the renewal roster of items numbered 4-6 and 8-66 on the agenda.

1. 253 Organic, LLC (#MPR244250)

- The AC requested two conditions.
  - First proposed condition: Within thirty business days of approval of Application for Renewal, reconsider updates to Licensee’s Diversity Plan in accordance with 935 Code Mass. Regs. § 500.101(1)(c)8.k. and 935 Code Mass. Regs. § 500.103(4)(b) with respect to Goal #4 Supplier Diversity and contact CCC Licensing Division with any updates.
  - Second proposed condition: Within thirty business days of approval of Application for Renewal, contact CCC Licensing Division to provide updates to clarify data in Licensee’s Positive Impact Plan in measuring progress with Goal #2 in accordance with 935 Code Mass. Regs. § 500.103(4)(b).
- Commissioner Camargo moved to approve the License renewal, subject to the conditions requested by the AC.
- Commissioner Concepcion seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the renewal License, subject to the conditions requested by the AC.

2. Budega, Inc. (#MRR206966)

- The AC requested a condition:
  - Proposed condition: Prior to Final Application for Licensure, consider revision to Positive Impact Plan and hiring goals and strategies to impact Disproportionately Impacted Areas of Boston and Revere in accordance with 935 Code Mass. Regs. § 500.103(4)(b) and provide an update to the CCC Licensing Division.



- Commissioner Camargo moved to approve the License renewal, subject to the condition requested by the AC.
- Commissioner Concepcion seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the renewal License, subject to the condition requested by the AC.

3. 311 Page Blvd Holding Group LLC (#MRR207036)

- Commissioner Concepcion moved to delegate review and voting authority to the Director of Licensing for the approval of 311 Page Blvd Holding Group LLC (#MRR207036).
- Commissioner Camargo seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the motion.

7) Staff Recommendations on Provisional Licenses – 01:18:44

1. Hennep, Inc. (#MRN284387), Marijuana Retailer

- The AC requested a condition on behalf of Commissioner Roy.
  - 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 Camargo moved to approve the Provisional License, subject to the condition requested by the AC.
- Commissioner Concepcion seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the Provisional License, subject to the condition requested by the AC.

2. Jo Worcester, Inc. (#MRN285223), Marijuana Retailer

- The AC requested a condition on behalf of Commissioner Roy.
  - 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 Concepcion moved to approve the Provisional License, subject to the condition requested by the AC.
  - Commissioner Camargo seconded the motion.
  - The AC took a roll call vote:
    - Commissioner Camargo – Yes
    - Commissioner Concepcion – Yes
    - AC Stebbins – Yes
  - The Commission unanimously approved the Provisional License, subject to the condition requested by The AC.
3. JTJD, LLC (#MDA1328), Marijuana Delivery Operator
- The AC requested a condition on behalf of Commissioner Roy.
    - Proposed condition: In accordance with 935 Code Mass. Regs. § 500.146 (5) (a-j), a Delivery Operator shall make available educational materials about Finished Marijuana Products to Consumers. A Delivery Operator shall have an adequate supply of current educational material available for distribution. Prior to final Licensure please provide the Commission with a copy of your consumer education.
  - Commissioner Camargo moved to approve the Provisional License, subject to the condition requested by Commissioner Roy.
  - Commissioner Concepcion seconded the motion.
  - The AC took a roll call vote:
    - Commissioner Camargo – Yes
    - Commissioner Concepcion – Yes
    - AC Stebbins – Yes
  - The Commission unanimously approved the Provisional License, subject to the condition requested by Commissioner Roy.
4. Lazy River Products-Tewksbury, LLC (#MRN284805), Marijuana Retailer
- The AC requested a condition on behalf of Commissioner Roy.
    - 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 Concepcion moved to approve the Provisional License, subject to the condition requested by Commissioner Roy.
  - Commissioner Camargo seconded the motion.
  - The AC took a roll call vote:
    - Commissioner Camargo – Yes
    - Commissioner Concepcion – Yes
    - AC Stebbins – Yes
  - The Commission unanimously approved the Provisional License, subject to the condition requested by Commissioner Roy.



5. Green Gold Group, Inc. (#RMDA4217), Vertically Integrated Medical Marijuana Treatment Center
  - The AC requested a condition on behalf of Commissioner Roy.
    - Proposed condition: Prior to final Licensure, please ensure full compliance with all patient education material requirements in accordance with 935 Code Mass. Regs. § 501.140 (6). Prior to final Licensure please provide the Commission with a copy of your consumer education.
  - Commissioner Camargo moved to approve the Provisional License, subject to the condition requested by Commissioner Roy.
  - Commissioner Concepcion seconded the motion.
  - The AC took a roll call vote:
    - Commissioner Camargo – Yes
    - Commissioner Concepcion – Yes
    - AC Stebbins – Yes
  - The Commission unanimously approved the Provisional License, subject to the condition requested by Commissioner Roy.

8) Staff Recommendation on Final Licenses – 01:29:06

1. Rasta Rootz, LLC (#MR284000), Marijuana Retailer
2. Reverie 73 Beverly, LLC (#MR282952), Marijuana Retailer
3. The Grateful Mind, LLC (#MR282378), Marijuana Retailer

- Commissioner Concepcion moved to approval the Final License roster from 1-3 as indicated on the agenda.
- Commissioner Camargo seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the Final License roster from 1-3 as indicated on the agenda.

9) Staff Recommendations on Responsible Vendor Training – 01:30:40

1. ACTA LLC (#RVR453150)
  - Commissioner Camargo moved to approve the Responsible Vendor Training.
  - Commissioner Concepcion seconded the motion.
  - The AC took a roll call vote:
    - Commissioner Camargo – Yes
    - Commissioner Concepcion – Yes
    - AC Stebbins – Yes
  - The Commission unanimously approved the Responsible Vendor Training.



2. American Safety Council d/b/a Cannabis Education Center (#RVR453149)
  - Commissioner Concepcion moved to approve the Responsible Vendor Training.
  - Commissioner Camargo seconded the motion.
  - The AC took a roll call vote:
    - Commissioner Camargo – Yes
    - Commissioner Concepcion – Yes
    - AC Stebbins – Yes
  - The Commission unanimously approved the Responsible Vendor Training.

10) Commission Discussion and Votes – 01:33:25

1. Job Description: Senior Manager, Government Affairs and Policy
  - Director of Government Affairs and Policy Matt Giancola (Director Giancola) described the intent of this position to better fulfill the needs of Commissioners, staff and stakeholders. AED Hilton-Creek voiced her support for the position. Director Giancola clarified that he would first seek internal candidates and that the Senior Manager would be a supervisor role. He explained for Commissioners that he would like to build out his department and this position would allow him to be more involved in legislative outreach. Commissioner Concepcion noted that this position shared the same salary range as the Employee Relations Manager but required a higher level of education and AED Hilton-Creek explained that salary bands were under review. Commissioners discussed and the AC requested that AED Hilton-Creek do further research on the appropriate pay band before bringing it back for Commission approval at the January Public Meeting.
2. Job Description: Employee Relations Manager
  - AED Hilton-Creek stated that this position was crucial to the Commission and would be responsible for ensuring a positive workplace. She said that this was critical for improving issues around confidentiality and mental health. She clarified for Commissioners that this position would differ from existing positions in that the Employee Relations Manager would be more high-level and would be the primary point of contact for staff complaints. Commissioners discussed and Commissioner Camargo asked to table the approval as there seemed to be overlap with other existing positions while AED Hilton-Creek met with Commissioners offline.
  - The Commission took a brief recess. (Returned at 3:02:20.)
3. Guidance on Community Impact Fees
  - Director Koval explained that the purpose of this guidance document was to educate municipalities and Licensees on Community Impact Fees (CIFs) and inform them of the available legal remedies which were available for resolving disputes.
  - Commissioner Camargo moved to approve the Guidance on CIFs.
  - Commissioner Concepcion seconded the motion.
  - The AC took a roll call vote:
    - Commissioner Camargo – Yes





- Commissioner Concepcion – Yes
- AC Stebbins – Yes
- The Commission unanimously approved the Guidance on CIFs.

#### 4. Community Impact Fee Municipal Form

- Director Koval stated that this was required by regulation and is how CIFs would be submitted to Licensees who would in turn provide the form when applying for renewal. The AC suggested adding a column for the date of each expense incurred by the municipality. Director Koval concurred and said that a new column could be added.
- Commissioner Concepcion moved to approve the CIF Municipal Form.
- Commissioner Camargo seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the CIF Municipal Form.

#### 5. Host Community Business Application Standard Evaluation Form

- Director Koval explained that the purpose of this form was to assist municipalities in awarding HCAs to equity candidates to meet their equity mandates. She added that municipalities did not need to use this form and could submit their own version.
- Commissioner Concepcion moved to approve the Host Community Business Application Standard Evaluation Form.
- Commissioner Camargo seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the Host Community Business Application Standard Evaluation Form.

#### 6. FY 2026 Budget Request

- Chief Financial and Accounting Officer Lisa Schlegel (Chief Schlegel) provided an overview of the budget process and non-tax revenue collections versus funding for Fiscal Year (FY) 2022, 2023 and 2024. She reviewed the FY25 budget request which resulted in a \$3 million shortfall and reviewed the FY26 request which would be \$30.8 million – an increase which would allow staff to complete work on initiatives which had been deferred due to the shortfall. She provided details on the FY26 expansionary request which would fund new positions, allow for an update to the IT infrastructure and provide for public education on Social Consumption. The AC asked whether Commissioners would prefer to vote on the budget today or wait until January. Commissioners Concepcion and Camargo stated they would prefer to vote.



- Commissioner Camargo moved for the Commission to support the FY26 budget request as presented.
- Commissioner Concepcion seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the motion.
- The AC requested that they take the discussion items out of order as Commissioner Camargo had to leave and there were no objections.

7. Administrative Order Requiring Licensees to Submit Full Panel Test Sample for Required Compliance Testing

- Enforcement Counsel Timothy Goodin (EC Goodin) stated that the matter before the Commission was an administrative order which was requested to be prepared by staff at the last regular Public Meeting. The order would require that all testing for a given test sample would happen at a single ITL which could subcontract in the event that they were unable to perform a given test. EC Goodin walked Commissioners through the document and clarified that subcontracting would require Commission approval and that test samples would be limited in order to prevent Licensees from shopping for the best results. The Administrative Order had an effective date of April 1, 2025, and while that could be changed at the discretion of Commissioners, EC Goodin explained that this new rule would take time to comply with. Chief of Investigations and Enforcement Nomxolisi Khumalo (Chief Khumalo) noted that there had been some feedback on this topic from Licensees and clarified that the Administrative Order would be one part of a larger strategy to eliminate lab shopping.
- Commissioner Camargo moved to request that the AED sign off on the ITL administrative order as included in the board packet.
- Commissioner Concepcion seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the motion.

8. New Business Not Anticipated at the Time of Posting – 4:11:54

- The AC stated that this matter was not anticipated and explained that this was before the Commission to allow for a further extension for Licensees whose Provisional Licenses had expired due to non-payment to resubmit their applications.
- Commissioner Camargo moved to grant applicants who have achieved "Application Complete" status pursuant to the October 2, 2024, Order an additional 30 days in which to complete their background checks and obtain a Provisional License. If the License applicant complies with all the requirements of 935 Code Mass. Regs. §



500.000 or 935 Code Mass. Regs. § 501.000 no later than January 13, 2025, the Chief of Investigation and Enforcement shall issue a Provisional License.

- Commissioner Concepcion seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the motion.

9. Draft 2025 Public Meeting Schedule

- The AC proposed holding a public listening session in February regarding the medical-use program and potentially planning a month to forgo a regular meeting if License approval could go forward. Commissioner Camargo suggested dedicating a listening session to Economic Empowerment Priority Applicants (EEA). The AC confirmed for Commissioner Concepcion that Commissioners were free to suggest topics into the new year. Commissioner Camargo noted that a focus should also be on incorporating feedback from listening sessions into the policy goals for 2025. Commissioners discussed and the AC welcomed feedback.

10. 2025 – 2026 Legislative Impact Working Group Charter

- The AC stated that this topic was before the Commission to provide more detail on the focus of the working group.
- The Commission took a brief recess. (Returned at 4:48:48.)
- Commissioner Concepcion asked how the working group would remain compliant with Open Meeting Law (OML) if it was seeking feedback from a Commissioner and two Commissioners were members of the working group. The AC stated that he envisioned Director Giancola would be the person to solicit feedback from Commissioners. Commissioners discussed and Commissioner Concepcion expressed some concern that this would not provide any benefit over current practices. The AC stated that he would work offline with General Counsel Kajal Chattopadhyay (GC Chattopadhyay) and Director Giancola to address Commissioner Camargo and Concepcion’s concerns.

11) Next Meeting Date – 05:14:10

- The AC stated that the next meeting was scheduled for December 13, 2024.

12) Adjournment – 05:15:59

- Commissioner Camargo moved to adjourn.
- Commissioner Concepcion seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Concepcion – Yes
  - AC Stebbins – Yes



- The Commission unanimously approved the motion to adjourn.

