

Ember Gardens Boston, LLC

MRN284206

APPLICATION OF INTENT REVIEW

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

License Applicant Business Name:	Ember Gardens Boston, LLC
Proposed Location:	297 Newbury Street, Boston, MA 02115

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

License Type(s) Sought:
Marijuana Retailer

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

The license applicant is not associated with any other license applications or licenses.

4. List of all required individuals and their roles:

Individual	Role
Joseph Hoffman	Person Having Direct/Indirect Control / Capital Contributor
Daniel Gillan	Person Having Direct/Indirect Control
Shane Hyde	Person Having Direct/Indirect Control
George Friedlander	Person Having Direct/Indirect Control

5. List of all required entities and their roles:

Entity	Role
Ember Gardens Holdings, LLC	Entity Having Direct/Indirect Control / Capital Contributor

6. License Applicant's Status:

Expedited Applicant (Social Equity Program Participant)
Joseph Hoffman / 51% / SE305345)



7. The license applicant and host community executed a Host Community Agreement (“HCA”) on October 7, 2024. 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.
8. The Commission received a municipal response from the host community on January 7, 2025 stating the applicant was in compliance with all local ordinances or by-laws.
9. The license applicant proposed the following goals for its Positive Impact Plan:

#	Goal
1	The license applicant proposes to provide scholarship funds opportunities for 4 students (21+) from areas of disproportionate impact in MA, specifically census tracts of Boston.
2	The license applicant proposed to provide internship/training opportunities for 4 students (21+) from areas of disproportionate impact in MA, specifically census tracts of Boston.

BACKGROUND CHECK REVIEW

10. 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.
11. There were no concerns arising from background checks on the individuals or entities associated with the application.

MANAGEMENT AND OPERATIONS PROFILE REVIEW

12. 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.
13. The license applicant proposed the following goals for its Diversity Plan:

#	Goal
1	The license applicant proposes to hire the following: 25% Women, 25% People of color, particularly Black, African American, Hispanic, Latinx, and Indigenous peoples, 5% Veterans, 5% Persons with Disabilities, and 5% LGBTQ+ People.
2	The license applicant proposes to contract with suppliers, vendors, and service providers who are 20% Woman, People of color, particularly Black, African American, Hispanic, Latinx, and Indigenous peoples, Veterans, Persons with Disabilities and LGBTQ+ owned.



PROVISIONAL LICENSE CONDITIONS

Commission staff has reviewed the application for compliance with applicable laws and regulations and are presenting it for the Commission's review and vote.

1. Provisional licensure is subject to the payment of the appropriate license fee within 90 days of an affirmative vote of the Commission pursuant to 935 CMR 500.103(1)(e) and 935 CMR 501.103(1)(d)
2. Provisional licensure does not allow the license holder to cultivate, manufacture, or possess marijuana and/or marijuana infused products (MIPs) prior to being approved for a final license.
3. Prior to final licensure, in accordance with 935 CMR 500.140 (6) (a-j) please provide the commission with a copy of your consumer education. To ensure compliance, consumer educational materials shall include subsections; a – j, and must also include the phone number for the Massachusetts Substance Use Helpline.

