

Green Meadows Farm, LLC

MRN285191

APPLICATION OF INTENT REVIEW

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

License Applicant Business Name:	Green Meadows Farm, LLC
Proposed Location:	239 Boston Post Road West, Marlborough, MA 01752

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):

Type	Status	Location
Marijuana Retail	Commence Operations	Southbridge
Marijuana Cultivator, Tier 2 Indoor (5,001 – 10,000sq. ft.)	Commence Operations	Southbridge
Product Manufacturing	Commence Operations	Southbridge
Marijuana Retail	Commence Operations	Fitchburg
MTC	Commence Operations	Southbridge-Fitchburg
MTC	Application Submitted	Southbridge-Marlborough
MTC	Commence Operations	Southbridge-Southbridge

4. List of all required individuals and their roles:

Individual	Role
Robert H. Patton	Person Having Direct/Indirect Control / Capital Contributor
Christian Zawacki	Person Having Direct/Indirect Control
Thomas Zawacki	Person Having Direct/Indirect Control
Robert R. Patton	Person Having Direct/Indirect Control

5. List of all required entities and their roles:

Provisional License Executive Summary 1



Entity	Role
Reya Ventures, LLC	Entity Having Direct/Indirect Control / Capital Contributor

6. License Applicant’s Status:

General Applicant

7. The license applicant and host community executed a Host Community Agreement (“HCA”) on July 3, 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 December 6, 2024 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 business assets (time, and finances) to support organizations who are working to help local communities and individuals in geographic areas of disproportionate impact, specifically census tracts of Worcester, Springfield, W. Springfield, and Pittsfield.
2	The license applicant proposed to donate \$250 to the Social Equity Fund.

BACKGROUND CHECK REVIEW

10. There were no disclosures of any past civil or criminal actions, occupational license issues, or marijuana-related business interests in other jurisdictions.

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
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1	The license applicant proposes to hire the following: 39% Women, 27% People of color, particularly Black, African American, Hispanic, Latinx, and Indigenous peoples, 4% Veterans, 8.5% Persons with Disabilities, and 15% LGBTQ+ People.
2	The license applicant proposes to promote CCC Diverse Group supply chain and ancillary services to promote equity and diversity throughout the marijuana industry by developing and/or participating in “campaigns” that reinforce internal and external awareness of the Commission’s Diverse Groups through advertising and/or donations of time or money to The Center of Hope and The Aids Project.
3	The license applicant proposes to uphold a 90% retention rate and a 90% positive job satisfaction rate from our employees, specifically in terms of workplace inclusion.

RECOMMENDATION

Commission staff recommend provisional licensure with the following conditions:

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)(g) please include facts regarding substance use disorder signs and symptoms, as well as referral information for substance use disorder treatment programs, and the telephone number for the Massachusetts Substance Use Helpline on your consumer education.

