

CANNABIS CONTROL COMMISSION

February 13, 2025  
10:45 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](#)

**In Attendance:**

- Commissioner Nurys Z. Camargo
- Commissioner Kimberly Roy
- Acting Chair Bruce Stebbins

**Minutes:**

- I. 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.
- II. Commissioners' Comments & Updates – 00:02:02
  - Commissioner Camargo invited listeners to the upcoming medical-use listening session on February 27<sup>th</sup> and stated that she would have an update on the topic of delivery to no-towns at the March meeting. She stated that she would be standing in for Commissioner Concepcion in the delivery exclusivity period working group and was working with Commissioner Roy on an awareness campaign for Social Consumption. Commissioner Roy noted that February was Black History Month and stated that constituent feedback on testing was being taken into consideration and that the topic needed to be addressed quickly. She requested that the tip-line topic be placed on the agenda for the next regular meeting. The AC stated that he had attended the opening of Primus in Springfield.



III. Minutes for Approval – 00:14:29

- October 11, 2024
- Commissioner Camargo moved to approve the October 11, 2024, Commission Public Meeting minutes.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the October 11, 2024, Commission Public Meeting minutes.
  
- November 8, 2024
- Commissioner Roy moved to approve the November 8, 2024, Commission Public Meeting minutes.
- Commissioner Camargo seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the November 8, 2024, Commission Public Meeting minutes.
  
- December 12, 2024
- Commissioner Camargo moved to approve the December 12, 2024, Commission Public Meeting minutes.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the December 12, 2024, Commission Public Meeting minutes.
  
- December 17, 2024
- Commissioner Roy moved to approve the December 17, 2024, Commission Public Meeting minutes.
- Commissioner Camargo seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes



- The Commission unanimously approved the December 17, 2024, Commission Public Meeting minutes.
  
- December 18, 2024
- Commissioner Camargo moved to approve the December 18, 2024, Commission Public Meeting minutes.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the December 18, 2024, Commission Public Meeting minutes.
  
- January 9, 2025
- Commissioner Roy moved to approve the January 9, 2025, Commission Public Meeting minutes.
- Commissioner Camargo seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the January 9, 2025, Commission Public Meeting minutes.
  
- January 17, 2025
- Commissioner Camargo moved to approve the January 17, 2025, Commission Public Meeting minutes.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the January 17, 2025, Commission Public Meeting minutes.
  
- January 23, 2025
- Commissioner Roy moved to approve the January 23, 2025, Commission Public Meeting minutes.
- Commissioner Camargo seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes



- AC Stebbins – Yes
- The Commission unanimously approved the January 23, 2025, Commission Public Meeting minutes.

#### IV. Acting Executive Director and Commission Staff Report – 00:22:58

##### 1. Operational Updates

- Acting Executive Director Debra Hilton-Creek (AED Hilton-Creek) provided an update on recruitment and explained that she planned to restructure the Constituent Services department to better serve the needs of patients. Commissioner Roy requested data on recruitment and asked to be involved in the restructuring process. Commissioners discussed their intent to address the needs of Registered Qualifying Patients and how they hoped to hear from patients, doctors and Medical Marijuana Treatment Centers (MTCs) at the February 27<sup>th</sup> listening session. Commissioner Roy noted that the topics of vertical integration, digital patient cards and renewal dates needed to be discussed at an upcoming policy meeting.

##### 2. Executive Director Onboarding Update

- Chief of Staff Andrew Carter (Chief Carter) provided an overview on the plan for onboarding the new Executive Director (ED) Travis Ahern and the documents which were being compiled to bring him up to date. He stated that internal and external engagements were being planned to introduce the ED to staff and stakeholders. The AC suggested including specific preparations for the March Public Meeting and Commissioner Camargo requested that Commissioners be kept in the loop throughout onboarding. Commissioner Roy suggested including information on the budget request and to work on establishing goals. Commissioners discussed the need to establish short and long-term goals and the AC stated that a document would be circulated offline to gather feedback. Commissioner Camargo noted that the introductory meetings with departments as scheduled may be too short and suggested providing more time.
- The Commission took a brief recess. (Returned at 01:24:01.)

##### 3. Chapter 180 Implementation Update

- General Counsel Kajal Chattopadhyay (GC Chattopadhyay) introduced the topic and explained the Legal department's involvement with the completion of Chapter 180 deliverables. Chief of Investigations and Enforcement Nomxolisi Jones (Chief Jones) explained how Chapter 180 implementation involved every department of the Commission and provided an overview of the status of deliverables. She stated that currently the Commission was in phase two of rollout which focused on municipal equity. She clarified for Commissioner Roy that there were currently 73 incomplete deliverables and 208 which had been completed. Chief Technology and Innovation Officer Paul Clark (Chief Clark) discussed how policy decisions of the Commission were implemented with third-party vendors and Commissioner Roy suggested reorganizing guidance documents related to Chapter 180 in one place on the



Commission's website, which Chief Clark stated could be done. AED Hilton-Creek described strategy meetings which staff had been conducting and the AC asked to be involved in the next meeting.

#### 4. Licensing Data Updates

- Director of Licensing Olivia Koval (Director Koval) presented highlights from Licensing data. She noted that since the last meeting, approximately 100 additional Host Community Agreements (HCAs) had been approved. She noted a previous request for a timeline on processing Changes of Ownership (COOs) at the last Public Meeting and stated that for individuals the average timeframe for processing was 2-2.5 months and 3.5 months for entities. Commissioner Roy requested data on the total number HCAs of which were deemed noncompliant.
- The Commission took a brief recess. (Returned at 02:28:46.)

#### V. Staff Recommendations on Changes of Ownership

- Licensing Manager Anne DiMare (Manager DiMare) presented on behalf of the Licensing department the Staff Recommendations for Changes of Ownership, Renewals, Provisionals and Final Licenses.

##### 1. FFD Enterprises MA, Inc.

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

##### 2. Turning Leaf Centers Northampton.

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

##### 3. AW Funding, LLC

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



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

4. Full Harvest Moonz, Inc.

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

5. Liberty Market, LLC

- Commissioner Camargo moved to approve the Change of Ownership.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the Change of Ownership.
- Commissioner Roy noted that the Commission’s Licensing tracker did not provide information on ownership and control and suggested including that information to provide more transparency.

VI. Staff Recommendations on Renewals – 02:36:28

- Commissioner Camargo moved to delegate limited authority to review and approve renewal of Licenses numbered 62, 63 and 64 on the agenda to the Director of Licensing.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the motion.
- The AC requested a condition on two Licenses: Pure Oasis LLC (#MRR207073) and Pure Oasis LLC (#MRR207074).
  - Proposed condition: Within thirty business days of approval of Application for Renewal, contact CCC Licensing Division and provide response on progress toward goals in Licensee’s Positive Impact Plan in accordance with 935 Code Mass. Regs. § 500.103(4)(b).
- Commissioner Roy moved to approve the renewal of items numbered 1-61 and 65-69 as indicated on the agenda, subject to the condition articulated by the AC.



- Commissioner Camargo seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the renewal of items numbered 1-61 and 65-69 as indicated on the agenda subject to the condition articulated by the AC.

VII. Staff Updates on Expired Conditions on License Renewals – 02:40:24

- Manager DiMare explained that this topic was before Commissioners as these Licensees had been conditionally approved for licensure but never responded to the conditions. She clarified that each condition had been placed at their renewal. Director Koval explained that Enforcement did not send out Notices of Deficiency (NODs) when conditions were not met and asked for guidance on next steps from Commissioners. The AC suggested that Commissioners work offline with Enforcement to determine next steps, and that Enforcement continue to bring expired conditions before the Commission.

VIII. Staff Recommendations on Provisional Licenses – 02:49:22

1. Topaz Enterprise, LLC (#MRN284878), 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 Camargo moved to approve the Provisional License, subject to the condition requested by Commissioner Roy.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the Provisional License, subject to the condition requested by Commissioner Roy.

2. Boston Bud Runners, LLC (#MDA1338), Delivery Operator

- Commissioner Roy requested a condition.
  - 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.
- The AC requested a condition.



- Proposed condition: Prior to final application for licensure, provide a response to CCC Licensing Division to confirm your training and recruitment partners and eligibility to support your activities in accordance with 935 Code Mass. Regs. § 500.101(1)(c)8.k.
  - Commissioner Roy moved to approve the Provisional License, subject to the conditions requested by Commissioner Roy and the AC.
  - Commissioner Camargo seconded the motion.
  - The AC took a roll call vote:
    - Commissioner Camargo – Yes
    - Commissioner Roy – Yes
    - AC Stebbins – Yes
  - The Commission unanimously approved the Provisional License, subject to the conditions requested by Commissioner Roy and the AC.
  - Commissioner Roy noted that two of the Licenses up for provisional approval were making donations to the Social Equity Trust Fund as a part of their Positive Impact Plan (PIP) and asked how to make those donations. The AC stated that he had spoken with Assistant Secretary Juan Vega with the Executive Office of Economic Development (EOED) and they were working on rolling out a portal through which to make donations.
3. Green Meadows Farm, LLC (#MRN285191), 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 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.
  - Commissioner Camargo moved to approve the Provisional License, subject to the condition requested by Commissioner Roy.
  - Commissioner Roy seconded the motion.
  - The AC took a roll call vote:
    - Commissioner Camargo – Yes
    - Commissioner Roy – Yes
    - AC Stebbins – Yes
  - The Commission unanimously approved the Provisional License, subject to the condition requested by Commissioner Roy.
4. Pioneer Valley Trading Company, Inc. (#MRN285301), 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.
  - The AC requested a condition.



- Proposed condition: Prior to final application for licensure, clarify differences in Diversity Plan Goal for hiring in accordance with 935 Code Mass. Regs. § 500.101(1)(c)8.k. and provide a response to CCC Licensing Division.
  - Commissioner Roy moved to approve the Provisional License, subject to the conditions requested by Commissioner Roy and the AC.
  - Commissioner Camargo seconded the motion.
  - The AC took a roll call vote:
    - Commissioner Camargo – Yes
    - Commissioner Roy – Yes
    - AC Stebbins – Yes
  - The Commission unanimously approved the Provisional License, subject to the conditions requested by Commissioner Roy and the AC.
5. Pure Framingham, Inc. (#MRN285279), 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 Camargo seconded the motion.
  - The AC took a roll call vote:
    - Commissioner Camargo – Yes
    - Commissioner Roy – Yes
    - AC Stebbins – Yes
  - The Commission unanimously approved the Provisional License, subject to the condition requested by Commissioner Roy.
  - Commissioner Roy noted that the number of Provisional Licenses up for approval had decreased and there were no Product Manufacturers or Cultivators and asked Commissioners to be mindful of licensing trends.

IX. Staff Recommendations on Final Licenses – 03:02:34

1. Cloud 9 Cannabis, LLC (#MR285037), Retail
2. Haze of Grafton, LLC (#MP282215), Product Manufacturer
3. Holyoke Wilds, LLC (#MC283571), Cultivator, Tier 2 / Indoor
4. FLXS, LLC (#MR282885), Retail
5. Mass Greenwoods LLC (#MR284644), Retail
6. Nuestra LLC (#MR283974), Retail
7. PharmaCannis Massachusetts, Inc. (#MR283794), Retail
8. UC Product Manufacturing LLC (#MP281666), Product Manufacturer
9. Yellow House Cannabis LLC (#MR284969), Retail



- Commissioner Camargo moved to approve the Final License roster from 1-9 as indicated on the agenda.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the Final License roster from 1-9 as indicated on the agenda.

X. Commission Discussion and Votes – 03:04:27

1. Legislative Review Working Group

- The AC explained that this topic was before the Commission to approve a project Charter to assess bills which had been filed in the new legislative session and bring relevant bills back before the Commission to determine policy. Commissioner Roy noted that staff were still working on implementing Chapter 180 and that new legislation could potentially create more work for staff.
- Commissioner Camargo moved to approve the legislative review working group draft Charter and recommend that the draft Charter be submitted to the incoming ED for his final approval.
- Commissioner Roy stated that this needed to move quickly and asked for an amendment to indicate that the draft Charter would be submitted to AED Hilton-Creek. There were no objections, and the AC withdrew the previous motion.
- Commissioner Camargo moved to approve the legislative review working group draft Charter and recommend that the draft Charter be submitted to AED Hilton-Creek for her final approval.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the motion.

2. Tri-Annual Review of Executive Session Minutes

- GC Chattopadhyay explained the statutory mandate to periodically review Executive Session minutes and determine whether they should continue to be withheld. He recommended withholding of two sets of minutes relating to a protective order, nine sets pertaining to litigation, two sets pertaining to strategy sessions held in preparation for negotiations with nonunion personnel and one set pertaining to a complaint against the Commission. GC Chattopadhyay recommended the release of seven sets of Executive Session minutes pertaining to litigation.



- Commissioner Camargo moved to accept the tri-annual review recommendations of the Legal department and direct the department to prepare the recommended sets of Executive Session minutes for a vote at the next regularly scheduled Public Meeting.
- Commissioner Roy seconded the motion.
- The AC took a roll call vote:
  - Commissioner Camargo – Yes
  - Commissioner Roy – Yes
  - AC Stebbins – Yes
- The Commission unanimously approved the motion.

### 3. Renewals: Tier Relegations Discussion

- Director Koval noted the Commission’s authority under 935 Code Mass. Regs. § 500.050(2)(d) and 935 Code Mass. Regs. § 501.050(2)(d) to relegate Cultivators’ tiers. She sought feedback on what factors Licensing should focus on when considering relegation. Commissioner Roy asked for information on how other jurisdictions were handling this issue and Director Koval explained that her staff was currently researching that. Chief Jones explained that there had been Licensees who had requested a tier relegation, but this matter differed in that it was not voluntary. Director Koval presented Licensing data on Cultivators which showed the total canopy and Commissioner Camargo suggested that Commissioners work offline to develop their positions on the topic. Commissioner Roy requested information on the number of Cultivators which were currently active, the numbers which were active by year and whether they were indoor or outdoor. Commissioner Camargo asked Commissioner Roy if she would sponsor this topic, and she confirmed that she could. Chief Jones reiterated that Commissioners needed to develop criteria for determining what factors should prompt tier relegation so that staff and Licensees would be on notice. The AC requested information on how other jurisdictions had handled this topic and requested a recommendation at a future meeting after Licensing had worked with Commissioners offline.

### 4. Administrative License Renewal Extension Discussion

- Director Koval stated that there were Licensees who had exhausted the administrative extensions which were approved at the May 23, 2024, Public Meeting. She sought to allow for further extensions to total 600 calendar days. Chief Jones explained that this would provide staff with enough time to review HCAs as well as for Licensees to obtain compliant HCAs. GC Chattopadhyay noted that this extension would be for the sole purpose of allowing Licensees to obtain compliant HCAs. Commissioner Roy asked if a motion made on August 11, 2022, needed to be rescinded and Chief Jones confirmed that it did not as it allowed Licensees to seek administrative extensions for matters other than obtaining compliant HCAs. Commissioners reviewed proposed motion language and GC Chattopadhyay confirmed that Commissioners could vote to amend the language after the onboarding of the new ED if he preferred that authority to approve extensions be delegated to him.



- Commissioner Camargo made a motion, in furtherance of previous motions, regarding extensions for Licensees voted on at the Public Meetings on August 11, 2022, and May 23, 2024, the Commission now moves to grant a further limited delegation of its authority under G.L. c. 10, § 76 (j) and G.L. c. 94G, § 6 (a) to permit the Chief of Investigations and Enforcement or their delegee discretion to approve additional extensions not to exceed an additional 240 calendar days in total for the exclusive purpose of HCA or HCA Waiver compliance provided however, any administrative extension granted to a Licensee by this delegation of authority and the prior delegations of authority granted on August 11, 2022, and May 23, 2024 shall not exceed 600 calendar days in total and provided further that during an administrative extension Licensees shall continue to comply with the Commission’s requirements for licensure and shall be required to pay a prorated License fee to cover the extension.
- Commissioner Roy asked if G.L. c. 94I needed to be included in the motion language and asked if that was a problem that the statute was not identified in previous motions.
- The Commission took a brief recess. (Returned at 04:20:03.)
- GC Chattopadhyay stated that G.L. c. 94I did not have a section which mirrored G.L. c. 94G, § 6 (a), but that Commissioners could cite G.L. c. 94I, § 7 for the purpose of completeness. Director Koval confirmed that administrative extension had been granted to MTCs. Commissioner Camargo withdrew her previous motion.
- Commissioner Camargo made a motion, in furtherance of previous motions, regarding extensions for Licensees voted on at the Public Meetings on August 11, 2022, and May 23, 2024, the Commission now moves to grant a further limited delegation of its authority under G.L. c. 10, § 76 (j), G.L. c. 94G, § 6 (a) and G.L. c. 94I, § 7 to permit the Chief of Investigations and Enforcement or their delegee discretion to approve additional extensions not to exceed an additional 240 calendar days in total for the exclusive purpose of HCA or HCA Waiver compliance provided however, any administrative extension granted to a Licensee by this delegation of authority and the prior delegations of authority granted on August 11, 2022, and May 23, 2024 shall not exceed 600 calendar days in total and provided further that during an administrative extension Licensee shall continue to comply with the Commission’s requirements for licensure and shall be required to pay a prorated License fee to cover the extension.
- The Commission took a brief recess as Commissioner Roy was experiencing technical issues. (Returned at 04:37:26.)
- The AC took a roll call vote on the motion made by Commissioner Camargo:
  - Commissioner Roy – Yes
  - AC Stebbins – Yes

XI. New Business Not Anticipated at the Time of Posting – 04:37:53

- The AC stated that there was no new business which was not anticipated at the time of posting.



XII. Next Meeting Date – 04:38:04

- The AC stated that the next meeting was scheduled for February 18, 2025, solely to enter Executive Session. AED Hilton-Creek noted that she had received inquiries regarding a comment that Commissioner Camargo had made about Commission employees being concerned about their jobs and Commissioner Camargo clarified that she had intended to reassure staff that no layoffs or terminations were being considered.

XIII. Adjournment – 04:42:50

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

