

Wachusett Cannabis, Inc.

MPN282367

MRN285408

APPLICATION OF INTENT REVIEW

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

License Applicant Business Name:	Wachusett Cannabis, Inc.
License Applicant d/b/a Name:	Kosa
Proposed Location:	470 Main Street, Clinton, MA 01510

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

License Type(s) Sought:
Marijuana Product Manufacturing
Marijuana Retail

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
Jigar Patel	Person Having Direct/Indirect Control / Capital Contributor

5. List of all required entities and their roles:

No other entity appears to have ownership or control over this license applicant business.

6. License Applicant's Status:

Expedited Applicant (Minority-Owned Business/Veteran-Owned Business)



7. The license applicant and host community executed a Host Community Agreement (“HCA”) on July 2, 2025 for its Marijuana Retail Operations and September 23, 2025 to include its Marijuana Product Manufacturing Operations. 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 6, 2026 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 proposed to hire 10% of individuals from the following Commission identified Areas of Disproportionate Impact: Census Tracts of Worcester

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
1	The license applicant proposed to hire the following: 30% Women, 20% 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 proposed to implement an annual training program for all employees.
3	The license applicant proposed to create an inclusive work environment that has no less than an 85% employee satisfaction rate with its DEI initiatives and outcomes.

PROVISIONAL LICENSE CONDITIONS



Commission staff have 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.

