

EAST COAST ORGANICS, LLC
MCN281455
MPN281356

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name of the Marijuana Establishment and its application number:

East Coast Organics, LLC

2. Address of the Marijuana Establishment:

88 Huntoon Memorial Highway, Leicester, MA 01524

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

Cultivation—Tier 11/Indoor (90,001-100,000 sq. ft)
Product Manufacturer

4. Applicant is a licensee or applicant for other Marijuana Establishment license(s):

The applicant is not a licensee or applicant for any other Marijuana Establishment license.

5. List of all required individuals and their business roles in the Marijuana Establishment:

Richard Rafferty—Chief Operating Officer
Jane Guthro—Chief Executive Officer
Michael Sampson—Director of Security
Jonathan Napoli—Director of Cultivation and Manufacturing

6. List of all required entities and their roles in the Marijuana Establishment:

ECO Investors, LLC is the parent company of East Coast Organics, LLC. It owns 100% of East Coast Organics, LLC. Mr. Rafferty and Ms. Guthro are the sole owners of ECO Investors, LLC.

7. Priority status of applicant:

General Applicant

8. Location and status of business if it is an RMD:

Not applicable.

9. Information regarding host community agreement certification:

The Host Community Agreement was executed on May 15, 2018; certification provided.

10. Information regarding community outreach meeting:

The community outreach meeting was held on May 18, 2018.

Notice was published at least seven days prior in the Spencer New Leader.

The applicant certified notice to the municipality and abutters.

The applicant certified compliance with the community outreach meeting requirements.

11. Any objections regarding compliance with local ordinances and bylaws presented by the municipality:

No objections were communicated to the Commission. The Commission received two responses from the municipality on September 10, 2018, stating that the applicant was in compliance with all local ordinances and bylaws for both applications.

12. Summary of plan to positively impact areas of disproportionate impact:

The applicant plans to take the following actions:

- a. Work with and assist CENTRO, Inc., a minority-led, non-profit organization in the Worcester area, to provide various social services that include the following:
 - a. Culturally specific elderly care;
 - b. Behavioral health services;
 - c. Children and family services; and
 - d. Intensive foster care services;
- b. Support the Institute of Latino Arts and Culture through CENTRO, Inc.
- c. Explore opportunities with the City of Worcester Workforce Development department to do the following:
 - a. Help pre-screen, test, and assess individuals for employment;
 - b. Plan job fairs and recruiting campaigns; and
 - c. Promote job opportunities for local residents.

SUITABILITY REVIEW

13. Concerns arising from background checks on individuals associated with the application:

No concerns.

14. Concerns arising from background checks on entities associated with the application:

No concerns.

15. Applicant's disclosure of any past civil or criminal actions:

No disclosures that raised suitability issues.

16. Applicant's disclosure of any occupational license issues:

No disclosures that raised suitability issues.

17. Applicant's disclosure of any business interests in other jurisdictions:

No disclosures.

18. Status of applicant's compliance with the Department of Revenue and Secretary of the Commonwealth:

May 23, 2018 | Certificate of Good Standing, Secretary of the Commonwealth
May 23, 2018 | Certificate of Good Standing, Department of Revenue
(Letter ID: L0221521024)

MANAGEMENT AND OPERATIONS REVIEW

19. Applicant's proposed timeline to become operational in the adult-use market:

The applicant states that once the facility is fully developed and all final municipal approvals are issued, it can begin operations in May 2019.

20. Applicant's proposed hours of operation:

Monday-Sunday: 24 hours per day

21. Applicant's compliance with submitting summaries of the following plans, policies and procedures:

- a. Security Plan
- b. Prevention of Diversion Plan
- c. Storage of Marijuana Plan
- d. Transportation Plan
- e. Inventory Procedures

- f. Quality Control and Testing Procedures
- g. Personnel Procedures
- h. Dispensing Procedures
- i. Record-Keeping Procedures
- j. Maintenance of Financial Records Policy
- k. Diversity Plan

The applicant is fully compliant with submitting all summaries. All summaries were determined to be substantially compliant with the requirements listed in 935 CMR 500.105 through 935 CMR 500.160 as applicable. Full compliance will be reviewed during inspections and will be required before a final license is issued.

22. Summary of diversity plan:

The applicant's goal is to increase the representation of women, minorities, veterans, people with disabilities, and people all gender identities and orientations in the adult-use industry.

The applicant will allocate resources to reach, educate, and train individuals that fall within its goal group. Specifically, the applicant plans to conduct targeted recruitment efforts and sponsor equity and diversity awareness events for employees and the local community.

The applicant will periodically measure its overall goal with the demographics of the current local labor market and identify areas for improvement.

23. Summary of cultivation plan (if applicable):

The applicant provided a summary of its cultivation cycle and gave specific information pertaining to where cultivation will take place in the proposed establishment, overall duration in each stage, lighting and environmental standards utilized, and various personnel checks that will occur.

The applicant states that it will satisfy minimum energy efficiency and equipment standards established by the Commission and meet all applicable environmental laws, regulations, permits, and other applicable approvals, including those related to water quality and solid and hazardous waste management.

24. Summary of products to be produced and/or sold (if applicable):

The applicant plans to produce the following:

- a. Oils for vaporizers; and
- b. Edibles.

25. Plan for obtaining marijuana or marijuana products (if applicable):

Not applicable.

26. ISO 17025 Certifying Body and Certificate Number (if applicable):

Not applicable.

RECOMMENDATION

Commission staff recommend issuing provisional licenses with the following conditions:

- (1) Final license is subject to inspection and audit to ascertain compliance with the requirements listed in 935 CMR 500.105 through 935 CMR 500.160 as applicable;
- (2) Final license is subject to inspection and audit to ascertain that its facilities are compliant with all applicable state and local codes, bylaws, ordinances, and regulations;
- (3) The applicant shall cooperate with and provide information to Commission investigators, agents, and employees upon request; and
- (4) Provisional license subject to the payment of the appropriate license fee pursuant to 935 CMR 500.005.

This recommendation was based on the applicant's demonstrated compliance with the laws and regulations of the Commonwealth, suitability for licensure, and upon the evaluation of the thoroughness of the applicant's responses to the required criteria.

Commission staff certify that a due diligence review of the applications were performed. As of this date, the applicant has demonstrated compliance with the laws and regulations of the Commonwealth and suitability for licensure. Accordingly, the applicant is recommended for provisional licensure with the previously mentioned conditions.