

**TEMESCAL WELLNESS OF MASSACHUSETTS, INC.**  
MCN281550  
MPN281402

**BACKGROUND & APPLICATION OF INTENT REVIEW**

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

Temescal Wellness of Massachusetts, Inc.

2. Address of the Marijuana Establishment:

141 SW Cutoff, Worcester, MA 01604

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

Cultivation, Tier 2/Indoor (5,001-10,000 sq. ft)  
Product Manufacturer

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

Retail (Provisionally licensed in Pittsfield) (MR281588)  
Retail (Provisionally licensed in Hudson) (MR281309)

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

Robert Johnson—Board Member  
Edward Rebholz—Board Member

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

Temescal Wellness of Massachusetts, LLC. has indirect authority over the applicant. It was formed for the purpose of providing initial capital and operations management services for the RMD business. The applicant represents that Edward Rebholz exercises 100% of control over this entity.

7. Priority status of applicant:

RMD Priority (RP201850)

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

The RMD is in compliance with the Department of Public Health (DPH).  
The RMD business will be co-located with the adult-use business in Worcester.  
The RMD has a Final Certificate of Registration for dispensing, cultivation, and processing.

9. Information regarding host community agreement certification:

The Host Community Agreement was executed on July 26, 2018; certification provided.

10. Information regarding community outreach meeting:

The community outreach meeting was held on April 13, 2018.  
Notice was published at least seven days prior in Worcester Telegram & Gazette.  
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 a response from the municipality on October 9, 2018, stating that the applicant was in compliance with all local ordinances and bylaws for both license types.

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

The applicant plans to do the following:

- i. Assist individuals in sealing marijuana-related criminal records by continuing to provide guidance and resources;
- ii. Provide economic opportunity for those who have been harmed by marijuana prohibition; and
- iii. Provide safe consumer access to legal adult-use marijuana and reduce the historic stigma and associated prejudices of marijuana in the locations in which it operates.

**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.

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

No disclosures.

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

Edward Rebholz disclosed marijuana-related business interests in the following jurisdictions:

- i. Temescal Wellness, Inc., which is a marijuana treatment center located in New Hampshire; and
- ii. Temescal Wellness of Maryland, LLC, which is a corporation holding three medical marijuana licenses in Maryland.

None of the disclosures presented suitability issues.

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

March 30, 2018 | Certificate of Good Standing, Secretary of the Commonwealth  
(Certification Number: 18040013470)

April 5, 2018 | Certificate of Good Standing, Department of Revenue  
(Letter ID: L1680908032)

## **MANAGEMENT AND OPERATIONS REVIEW**

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

The applicant operates a vertically integrated RMD and states that it can be operational in the adult-use market once it is approved for licensure.

20. Applicant's proposed hours of operation:

Monday-Sunday: 7:00 a.m. to 4:00 p.m.

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 plans to do the following:

- i. Continue to work with a staffing agency to hire minority individuals from communities, such as Worcester and Framingham, who have been harmed by marijuana prohibition;
- ii. Continue to utilize the MA Supplier Diversity Office in order to identify certified minority, women, and veteran-owned businesses for vending and contracting services;
- iii. Continue to hold equal opportunity career fairs; and
- iv. Measure the diversity of the organization against the demographics of the Marijuana Establishment's host community.

23. Summary of cultivation plan (if applicable):

The applicant provided a detailed summary of its cultivation plan and provided information on the following areas:

- a. Climate control;
- b. Pest Management;
- c. Testing requirements;
- d. Sanitation requirements;
- e. Input management;
- f. Lighting; and
- g. Inventory management.

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

Products to be produced include the following:

- a. Vaporizer cartridges;
- b. Capsules;
- c. Tinctures;
- d. Sublingual products;
- e. Edibles;
- f. Oils;
- g. Rosin;
- h. Bubble hash;
- i. Wax;
- j. Shatter; and
- k. Butter.

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 certification that the applicant remains in compliance with DPH regulations, 105 CMR 725.000;
- (2) 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;
- (3) Final license is subject to inspection and audit to ascertain that the facilities are compliant with all applicable state and local codes, bylaws, ordinances, and regulations;
- (4) The applicant shall cooperate with and provide information to Commission investigators, agents, and employees upon request;
- (5) Provisional license is subject to the payment of the appropriate license fee pursuant to 935 CMR 500.005; and
- (6) The applicant shall submit a revised plan to positively impact areas of disproportionate plan.

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.