

**LDE HOLDINGS, LLC**  
MCN281262

**BACKGROUND & APPLICATION OF INTENT REVIEW**

1. Name and address of the proposed Marijuana Establishment:

LDE Holdings, LLC  
6 Thatcher Lane, Wareham, MA 02571

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

Cultivation, Tier 2 / Indoor (5,001 to 10,000 sq. ft)

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

Product Manufacturer (MPN281436)  
Retailer (MRN281689)

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

Jesse Pitts – Owner / Partner  
Carl Giannone – Owner / Partner  
Billie Giannone – Owner / Partner  
Lei Feng – Owner / Partner

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

Toria Group, LLC - Investor

6. Applicant's priority status and information pertaining to co-located operations:

General Applicant.

7. The applicant and municipality executed a Host Community Agreement on June 21, 2018.

8. The applicant conducted a community outreach meeting on April 26, 2018 and provided documentation demonstrating compliance with Commission regulations.

9. The Commission received a municipal response from the municipality on October 23, 2018 stating the applicant was in compliance with all local ordinances and bylaws.
10. The applicant proposed the following programs for its Positive Impact Plan:
  - a. Hire individuals from Wareham;
  - b. Organize annual career seminars in Wareham and New Bedford in order to educate the public and potential employees about the industry and potential employment openings; and
  - c. Provide annual donations to local non-profit organizations and charities for the purpose of providing awareness regarding local drug prevention and drug treatment programs.

### **SUITABILITY REVIEW**

11. There were no concerns arising from background checks on the individuals or entities associated with the application.
12. There were disclosures of any past civil or criminal actions, occupational license issues, or marijuana-related business interests in other jurisdictions.

None of the disclosures raised suitability issues.

### **MANAGEMENT AND OPERATIONS REVIEW**

13. The applicant states that it can be operational for full adult-use operations and sales in April 2019
14. The applicant's proposed hours of operation are the following:

Monday – Sunday: Twenty-Fours (24) hours
15. The applicant submitted all applicable and 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.
16. The applicant proposed the following programs for its Diversity Plan:
  - a. Target recruitment efforts to attract minorities, women, and veterans among other classes; and
  - b. Select a pool of diverse candidates for leadership and executive development programs.
17. Summary of cultivation plan (if applicable):

The applicant submitted a detailed cultivation plan that demonstrated the ability to comply with the Commission's regulations.

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

Not applicable.

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

Not applicable.

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

Not applicable.

## **RECOMMENDATION**

Commission staff recommend provisional licensure with the following conditions:

1. Final license is subject to inspection to ascertain compliance with Commission regulations;
2. Final license is subject to inspection to ascertain compliance with applicable state laws and local codes, ordinances, and bylaws;
3. The applicant shall cooperate with and provide information to Commission staff;
4. Provisional licensure is subject to the payment of the appropriate license fee; and
5. Final license is subject to the licensee providing Commission staff with an amended Positive Impact Plan clarifying how its employees will be incentivized to perform community services in areas of disproportionate impact.

The applicant has demonstrated compliance with the laws and regulations of the Commonwealth and suitability for licensure. Therefore, the applicant is recommended for provisional licensure.