

THEORY WELLNESS, INC.

MC281524

MP281424

ESTABLISHMENT OVERVIEW

1. Name and address of the Marijuana Establishment:

Theory Wellness, Inc.
1050 Elm Street, Bridgewater, MA 02324

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

Cultivation – Tier 1 / Indoor (up to 5,000 sq. ft)
Product Manufacturing

LICENSING OVERVIEW

3. The licensee was approved for provisional licensure for the above-mentioned license types on November 1, 2018.
4. The licensee has paid all applicable license fees.
5. No new information has been reported to Commission staff regarding the organizational structure of the entity since the issuance of the provisional licenses.
6. No new information has been discovered by Commission staff regarding the suitability of the licensee or the individuals and entities previously disclosed since the issuance of the provisional licenses.

INSPECTION OVERVIEW

7. The initial inspection took place at the facility on February 14, 2019.
8. The licensee's Marijuana Establishments were inspected by Commission staff and found to be in full compliance with the requirements listed in 935 CMR 500.105 through 935 CMR 500.160 as applicable.



9. No evidence was discovered during the inspection(s) that indicated the Marijuana Establishments were not in compliance with all applicable state and local codes, bylaws, laws, ordinances, and regulations.

10. Specific information from Commission staff’s inspection is highlighted below:

a. Security

Enforcement staff verified that all security-related requirements were in full compliance with Commission regulations. Some of the requirements verified include the following:

- i. The security of all entrances and exits;
- ii. Visitor procedures;
- iii. Limited access areas;
- iv. Verification of a primary and back-up security company;
- v. Presence of perimeter and duress alarms; and
- vi. All cameras complied with Commission requirements.

b. Inventory and Storage

Enforcement staff verified that all inventory-related requirements were in full compliance with Commission regulations. Some of the requirements verified include the following:

- i. Secure storage of marijuana and marijuana products;
- ii. Sanitation and pest control measures; and
- iii. Inventory controls and procedures.

c. Cultivation Operation

The cultivation area was separated into seven (7) rooms. Enforcement staff measured the actual canopy of the operation which is as follows:

Mpther Room	112.2 sq. ft.
Flowering Rooms (5)	3,484.5 sq. ft.
Vegetative Rooms	750 sq. ft.
TOTAL CANOPY	4,346.7 sq. ft.

The total canopy is within the square footage approved by the Commission.

d. Product Manufacturing Operation

Enforcement staff verified that all manufacturing-related requirements were in full compliance with Commission regulations. Some of the requirements verified include the following:

- i. Proposed product compliance; and



ii. Safety, sanitation, and security of the area and products.

e. Transportation

Enforcement staff verified that all transportation-related requirements were in full compliance with Commission regulations. Some of the requirements verified include the following:

- i. Vehicle and staffing requirements;
- ii. Communication and reporting requirements; and
- iii. Inventory and manifests requirements.

RECOMMENDATION

Commission staff recommend final licensure with the following conditions:

1. The licensee may cultivate, harvest, possess, prepare, produce, and otherwise acquire marijuana, but shall not sell, or otherwise transport marijuana to other Marijuana Establishments, until upon inspection, receiving permission from the Commission to commence full operations;
2. The licensee is subject to inspection to ascertain compliance with Commission regulations;
3. The licensee remains suitable for licensure; and
4. The licensee shall cooperate with and provide information to Commission staff.
5. Licensure is subject to notification to the Commission of any update to written operations plans required by 935 CMR 105 (1) prior to the issuance of a commencement of operations and that Commission staff be given adequate opportunity to review said plans at the business location or the location where any such plans are maintained in the normal course of business.

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

As part of the approval of final licensure, the Commission authorizes staff to take all necessary actions to review compliance with the above-referenced conditions and to approve the commencement of operations.

