

CURALEAF MASSACHUSETTS, INC.

MC281309

MP281318

ESTABLISHMENT OVERVIEW

1. Name and address of the Marijuana Establishment:

Curaleaf Massachusetts, Inc.
30 Worcester Road, Unit B, Webster, MA 01570

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

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

3. The licensee is a licensee or applicant for other Marijuana Establishment and/or Medical Marijuana Treatment Center license(s):

- a. Retail (Provisional License: Oxford);
- b. Retail (Application Submitted: Provincetown);
- c. Retail (Application Submitted: Ware);
- d. MTC (Commenced Operations: Dispensing in Oxford); and
- e. MTC (Commenced Operations: Dispensing in Hanover).

LICENSING OVERVIEW

4. The licensee was approved for provisional licensure for the above-mentioned license type(s) on October 18, 2018.
5. The licensee has paid all applicable license fees.
6. No new information has been reported to Commission staff regarding the organizational structure of the entity since the issuance of the provisional license(s).
7. 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 license(s).



INSPECTION OVERVIEW

8. Commission staff inspected the licensee’s facility on the following date(s): March 19, 2019 and May 2, 2019.
9. The licensee’s facility was 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.
10. No evidence was discovered during the inspection(s) that indicated the Marijuana Establishment was not in compliance with all applicable state laws and local bylaws or ordinances.
11. 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 thirteen (13) of rooms. Enforcement staff measured the actual canopy of the operation which is as follows:

Mother Room	624 sq. ft.
Flowering Rooms	13,376 sq. ft.
Vegetation Rooms	2,432 sq. ft.
TOTAL CANOPY	16,432 sq. ft.



The total canopy is below 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;
4. The licensee shall cooperate with and provide information to Commission staff; and
5. Licensure is subject to notification to the Commission of any update to written operations plans required by 935 CMR 500.105 (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.

