

CURALEAF MASSACHUSETTS, INC.
MRN282183

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Curaleaf Massachusetts, Inc.
124 West Street, Unit D, Ware, MA01930

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

Retail

The application was reopened three (3) times for additional information.

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

- a. Cultivation—Tier 11/Indoor (90,001-100,000 sq. ft) (Provisional License: Webster);
- b. Product Manufacturer (Provisional License: Webster);
- c. Retail (Provisional License: Oxford);
- d. Retail (Application Submitted: Provincetown);
- e. MTC (Commenced Operations: Dispensing in Oxford); and
- f. MTC (Commenced Operations: Dispensing in Hanover).

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

Patrik Jonsson—Executive
Jonathan Faucher—Executive
Stuart Wilcox—Executive
Joseph Lusardi—Director
Steven Patierno—Director
Karl Johansson—Director
Peter Derby—Director
Gary Stein—Director
Devin Earl—Executive

Provisional License Executive Summary 1



Diane Albernaz—Director
Christine Rigby—Board Member
Peter Clateman—Board Member
Boris Jordan—Shareholder of Curaleaf, Inc.
Andrey Blokh—Shareholder of Curaleaf, Inc.

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

Curaleaf, Inc.—Capital contributor and owner of Curaleaf Massachusetts, Inc.
Curaleaf Holdings, Inc.—Holding company of Curaleaf, Inc.

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

MTC Priority (RP201882)

7. The applicant and municipality executed a Host Community Agreement on December 4, 2018.

8. The applicant conducted a community outreach meeting on December 13, 2018 and provided documentation demonstrating compliance with Commission regulations.

9. The Commission received a municipal response from the municipality on June 7, 2019 stating the applicant was in compliance with all local ordinances and bylaws.

10. The applicant proposed the following goals for its Positive Impact Plan:

- a. Advertise open positions in Monson’s The Journal Register and Holyoke’s The Daily Hampshire Gazette to attract individuals from areas of disproportionate impact;
- b. Partner with Holyoke Community College to offer cannabis industry classes to students 21 and over; and
- c. Provide donations through fundraising to Nueva Esperanza, a community-based organization located in Holyoke.

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 as soon as it receives its provisional license.

14. The applicant's proposed hours of operation are the following:

Monday – Saturday: 9:00 a.m. – 7:00 p.m.

Sunday: 10:00 a.m. – 2:00 p.m.

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 goals for its Diversity Plan:

- a. Advertise open employment positions to publications directed to minorities, women, veterans, and persons with disabilities; and
- b. Sponsor events with local Chambers of Commerce and community organizations to aid in improving the skills of diverse people and increase their opportunities for employment.

17. Summary of cultivation plan (if applicable):

Not applicable.

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

Not applicable.

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

The applicant is a vertically integrated MTC. The applicant plans to obtain marijuana from its affiliated licenses.

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. The licensee shall provide to Commission staff information pertaining to whether their stated plan to implement a program with Holyoke Community College has received the necessary approval, and if not, shall submit an alternative program for its Positive Impact Plan.

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.

