

BERKSHIRE WELCO LLC

MPN281505

MRN281967

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Berkshire Welco LLC
1375 Main St, Sheffield, MA 01257

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

Product Manufacturing
Retail

The applications were reopened four (4) times for additional information.

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

Type	Status	Location
Cultivation, Tier 5 / Indoor (30,001 – 40,000 sq.ft.)	Provisional License	Sheffield
Cultivation, Tier 7 / Outdoor (50,001 – 60,000 sq.ft.)	Application Submitted	Sheffield

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

Individual	Role
Christopher Weld	Executive / Officer
Michael Cohen	Executive / Officer
Nial DeMena	Close Associate

5. Applicant's priority status:

General Applicant



6. The applicant and municipality executed a Host Community Agreement on March 20, 2018.
7. The applicant conducted a community outreach meeting on March 27, 2018 and provided documentation demonstrating compliance with Commission regulations.
8. The Commission received a municipal response from the municipality on November 1, 2019 stating the applicant was in compliance with all local ordinances and bylaws.
9. The applicant proposed the following goals for its Positive Impact Plan:

#	Goal
1	Provide at least two (2) cannabis educational seminars on the harms of cannabis use before the age of 21 in high schools located in North Adams and Pittsfield.
2	Recruit 5% of individuals who have had past drug convictions and 5% whose parents or spouses have drug convictions for its hiring initiatives.

SUITABILITY REVIEW

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

MANAGEMENT AND OPERATIONS REVIEW

12. The applicant states that it can be operational within one (1) month of receiving its provisional license.
13. The applicant’s proposed hours of operation are the following:

Product Manufacturing:
 Monday - Friday: 9:00 a.m. – 6:00 p.m.
 Saturday - Sunday: 10:00 a.m. – 4:00 p.m.

Retail:
 Monday - Saturday: 10:00 a.m. – 7:00 p.m.
 Sunday: 10:00 a.m. – 5:00 p.m.
14. 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.



15. The applicant proposed the following goals for its Diversity Plan:

#	Goal
1	Recruit 50% of individuals who are minorities, women, people identifying as LGBTQ+, veterans, and persons with disabilities for its hiring initiatives.
2	Utilize 25% of outside vendors that qualify as diverse.
3	Participate in career day programs and/or job fairs in Pittsfield and North Adams at least twice a year.

16. Summary of cultivation plan (if applicable):

Not applicable.

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

#	Product
1	Oral Lozenges
2	Topicals
3	Capsules
4	Drops
5	Syrups
6	Tablets
7	"No Bake" Granola

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

The applicant plans to obtain marijuana from its affiliated licenses. If the need arises, the applicant will obtain marijuana or marijuana products by contracting with other licensed establishments.

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;
5. Prior to final licensure, and upon inspection, the applicant shall submit to the Commission staff an updated Diversity Plan with measurable and quantifiable goals;
6. Prior to final licensure, and upon inspection, the applicant shall submit to the Commission staff an updated Positive Impact Plan (PIP) that fully complies with the Commission's



Guidance on Required Positive Impact Plans and will ensure that all monetary and volunteer time donations to organizations have documentation from the organizations stating they will receive such donations and those donations will directly impact the Disproportionately Impacted Area;

7. Prior to final licensure, and upon inspection, the applicant shall have a standard operating plan that complies with cash handling and transportation requirements pursuant to 935 CMR 500.110(7); and
8. Prior to final licensure, and upon inspection, the product manufacturer applicant shall submit a list of products they plan to produce with specific descriptions as to types, forms, colors and flavors.

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.

