

CULTIVATE HOLDINGS, LLC

MRN282522

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Cultivate Holdings, LLC
250 Worcester Road, Framingham, MA 01702

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 once 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 2 / Indoor (5,001 – 10,000 sq.ft) | Commence Operations | Leicester |
| Product Manufacturing | Commence Operations | Leicester |
| Retail | Commence Operations | Leicester |
| Cultivation – Tier 5 / Indoor (30,001 – 40,000 sq.ft) | Application Submitted | Uxbridge |
| Product Manufacturing | Application Submitted | Uxbridge |
| Retail | Application Submitted | Worcester |
| MTC | Commence Operations | Leicester |

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

| Individual | Role |
|-----------------|--------------------|
| Samuel Barber | Owner/Board Member |
| Robert Lally | Owner/Board Member |
| Stephen Barber | Owner/Board Member |
| Mark Frechette | Executive |
| Jennifer Miller | Executive |
| Karen Golden | Executive |

Provisional License Executive Summary 1



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|-------------|----------|
| Diane Maska | Director |
|-------------|----------|

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

No other entity appears to have ownership or control over this proposed Marijuana Establishment.

- Applicant's priority status:

MTC Priority Applicant

- The applicant and municipality executed a Host Community Agreement on July 8, 2019.
- The applicant conducted a community outreach meeting on August 16, 2019 and provided documentation demonstrating compliance with Commission regulations.
- The Commission received a municipal response from the municipality on October 10, 2019 stating the applicant was in compliance with all local ordinances and bylaws.
- The applicant proposed the following goals for its Positive Impact Plan:

| # | Goal |
|---|--|
| 1 | Host two (2) networking events through the "Cultivate Launch Program". |
| 2 | Recruit at least five (5) Economic Empowerment Program and / or Social Equity Program participants to participate in the "Cultivate Launch Program". |
| 3 | Contribute \$10,000.00 annually to the Commission's Social Equity Fund. |

SUITABILITY REVIEW

- There were no concerns arising from background checks on the individuals or entities associated with the application.
- There were disclosures of any past civil or criminal actions, occupational license issues, or marijuana-related business interests in other jurisdictions. These disclosures did not raise suitability issues.

MANAGEMENT AND OPERATIONS REVIEW

- The applicant states that it can be operational within two (2) months of receiving its provisional license.
- The applicant's proposed hours of operation are the following:

Monday – Sunday: 10:00 a.m. – 8:00 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:

| # | Goal |
|---|---|
| 1 | Recruit at least 40% of individuals who are minorities, women, veterans, and /or people with disabilities for its hiring initiatives. |

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 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; and
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).



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.

