

TEMESCAL WELLNESS OF MASSACHUSETTS LLC
MRN282033

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Temescal Wellness of Massachusetts, LLC
665 Cochituate Road, Suite 1B, Framingham, MA 01701

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 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 2 / Indoor (5,001 – 10,000 sq.ft)	Commence Operations	Worcester
Product Manufacturing	Commence Operations	Worcester
Retail	Commence Operations	Pittsfield
Retail	Commence Operations	Hudson
MTC	Commence Operations	Framingham
MTC	Commence Operations	Hudson
MTC	Commence Operations	Pittsfield

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

Individual	Role
Edward Rebholz	Executive / Officer

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

Entity	Role
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Temescal Wellness of Massachusetts Holdings, LLC	Entity with Direct or Indirect Authority
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6. Applicant’s priority status:

MTC Priority Applicant

7. The applicant and municipality executed a Host Community Agreement on May 13, 2019.
8. The applicant conducted a community outreach meeting on November 28, 2018 and provided documentation demonstrating compliance with Commission regulations.
9. The Commission received a municipal response from the municipality on October 9, 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:

#	Goal
1	Recruit individuals from Pittsfield and Worcester for its hiring initiatives.
2	Donate \$5,000.00 annually between Fresh Start Furniture Bank and Friendly House.
3	Support and partner with four cannabis businesses and owners in disproportionately impacted areas, annually.

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. These disclosures did not raise suitability issues.

MANAGEMENT AND OPERATIONS REVIEW

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

Monday – Saturday: 10:00 a.m. – 7:00 p.m.
 Sunday: 12:00 p.m. – 5:00 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 a workforce comprised of 50% women for its hiring initiatives.
2	Mentor and promote at least one (1) diverse individual per year.
3	Host four (4) events per year to assist with increasing the number of businesses owned by minorities, women, veterans, people with disabilities, and LGBTQ+.

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 with 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.

