BERKSHIRE WELCO LLC
MC281317
MP281505
MR281967

ESTABLISHMENT OVERVIEW

1. Name and address of the Marijuana Establishment:

   Berkshire Welco LLC
d/b/a The Pass
   1375 Main Street, Sheffield, MA 01257

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

   Cultivation, Tier 5/Indoor (30,001 – 40,000 sq. ft.)
   Product Manufacturing
   Retail

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

<table>
<thead>
<tr>
<th>Type</th>
<th>Status</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cultivation, Tier 7/Outdoor (50,001 – 60,000 sq. ft.)</td>
<td>Provisional License</td>
<td>Sheffield</td>
</tr>
</tbody>
</table>

LICENSING OVERVIEW

4. The licensee was approved for provisional licensure for the above-mentioned license(s) on December 13, 2018 (cultivation) and January 9, 2020 (product manufacturing and retail).

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 licensees 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): January 3, 2020 (cultivation license), January 24, 2020 (all licenses), and January 31, 2020 (all licenses).

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**

      Enforcement staff verified that all cultivation operations were in compliance with the Commission’s regulations. Some of the requirements verified include the following:
      i. Seed-to-sale tracking;
      ii. Compliance with applicable pesticide laws and regulations; and
      iii. Best practices to limit contamination.
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. **Retail Operation**

  Enforcement staff verified that all retail-related requirements were in full compliance with Commission regulations. Some of the requirements verified include the following:
  
  i. Verification of identifications for access;
  
  ii. Layout of the sales floor; and
  
  iii. Availability and contents of adult-use consumer education materials.

f. **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 dispense, sell, or otherwise transport marijuana to other Marijuana Establishments, or to consumers, 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;
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; and
6. This license (MC281317) is limited to the indoor cultivation proposed in the application and should not be construed to authorize outdoor cultivation, which is subject to a separate license application.

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.