

KEYSTONE BLUFF, LLC
MBN281450

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Keystone Bluff, LLC
241 Hwy 20, Chester, MA 01011

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

Microbusiness (Cultivation and Product Manufacturing Operations)

The application was reopened more than 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):

The applicant is not an applicant or licensee for any other license type.

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

Individual	Role
Jason Costa	Executive / Officer
Joshua McNey	Executive / Officer
Justin Fortanascio	Executive / Officer

5. 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.

6. Applicant's priority status:

Expedited Applicant (License Type)



7. The applicant and municipality executed a Host Community Agreement on August 20, 2018.
8. The applicant conducted a community outreach meeting on August 27, 2018 and provided documentation demonstrating compliance with Commission regulations.
9. The Commission received a municipal response from the municipality on January 20, 2020 stating the applicant was in compliance with all local ordinances or bylaws.
10. The applicant proposed the following goals for its Positive Impact Plan:

#	Goal
1	Provide one on one mentoring to at least one person or business per year to provide group instruction on industry-specific technical training to at least 12 individuals who are past or present residents of Pittsfield, West Springfield, Holyoke and Springfield, and Economic Empowerment priority applicants and Social Equity Program participants.
2	Provide funding to one individual or business per year to help businesses founded by individuals with limited net worth and access to traditional sources of capital to meet start-up and working capital needs.

SUITABILITY REVIEW

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

MANAGEMENT AND OPERATIONS REVIEW

13. The applicant states that it can be operational within six (6) months of receiving the provisional license(s).
14. The applicant’s proposed hours of operation are the following:

Monday – Friday: 10:00 a.m. – 6:00 p.m.
Saturday – Sunday: 11:00 a.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	Contract or otherwise do business with businesses owned by demographically diverse individuals. (20% minorities, 20% women, 5% veterans, 5% people with disabilities, and 10% LGBTQ+)
2	Attract, promote, and retain employees, managers, and executives from demographically diverse backgrounds (20% minorities, 33% women, 5% veterans, 5% people with disabilities, and 10% LGBTQ+)
3	Target 25% minorities, 51% women, 5% veterans, 8% people with disabilities, and 10% LGBTQ+ to provide access for and assistance to achieve their goal of entering the adult-use cannabis industry.

17. Summary of cultivation plan (if applicable):

The applicant submitted a cultivation plan that demonstrates the ability to comply with the Commission's regulations.

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

#	Product
1	Resin

19. Plan for obtaining marijuana or marijuana products (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;
5. Final licensure is subject to the applicant providing Commission staff, upon inspection, an updated Positive Impact Plan that modifies or removes the goal of attaining Social Justice Leader status; and
6. Final licensure is subject to the applicant providing Commission staff, upon inspection, information as to what areas of disproportionate impact will be positively affected by the donations to MRCC.



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.

