

UNITED CULTIVATION, LLC

MCN282106

MPN281666

MRN282633

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

United Cultivation, LLC
601-603 Fitchburg State Road, Ashby, MA 01431

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

Cultivation, Tier 4/Indoor (20,001 – 30,000 sq. ft.)
Product Manufacturing
Retail

The applications were reopened two (2) 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
Michael Spengler	Executive / Officer
Carolyn Spengler	Executive / Officer
Steven Phaneuf	Executive / Officer
Danielle Phaneuf	Executive / Officer
Neil Phaneuf	Executive / Officer
Kerstin Phaneuf	Executive / Officer
Shawn Hynes	Capital Contributor
David Hynes	Capital Contributor



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

Entity	Role
Blue & Yellow Holdings, LLC	Entity with Direct or Indirect Authority

Applicant's priority status:

General Applicant

- The applicant and municipality executed a Host Community Agreement on April 17, 2019.
- The applicant conducted a community outreach meeting on December 19, 2018 and provided documentation demonstrating compliance with Commission regulations.
- The Commission received a municipal response from the municipality on February 5, 2020 stating the applicant was in compliance with all local ordinances or bylaws.
- The applicant proposed the following goals for its Positive Impact Plan:

#	Goal
1	Host at least 50% of job fairs in the City of Fitchburg, MA annually.
2	Host a minimum of two (2) support drives and fundraisers at the United Cultivation facility to benefit Ginny's Helping Hand.

SUITABILITY REVIEW

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

MANAGEMENT AND OPERATIONS REVIEW

- The applicant states that it can be operational within seven (7) months of receiving the provisional license(s).
- The applicant's proposed hours of operation are the following:

Monday – Friday: 8:00 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	Increase the number of women, veterans and people with disabilities hired and retained by 40%.
2	Increase the number of women, veterans and people with disabilities in management and executive positions by at least 25%.

16. Summary of cultivation plan (if applicable):

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

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

#	Product
1	Flower
2	Vapor Cartridges
3	Wax
4	Shatter
5	Sugar
6	Live Resin
7	Terp Sauce
8	Nuggets (chewy, bite-sized caramels)
9	Chocolate / Chocolate Bar
10	Lozenges (Strawberry; Lemon; Orange; Grape; and Watermelon)
11	Chews (Strawberry; Lemon; Orange; Grape; and Watermelon)

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

United Cultivation, LLC will be a vertically integrated marijuana facility and intends to obtain marijuana from its affiliated licenses.

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; and
5. Final licensure is subject to the applicant providing Commission staff, upon inspection, with a detailed list of all proposed products to be produced with specific information as to types, forms, shapes, 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.

