

COASTAL CULTIVARS, LLC
MCN282052

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Coastal Cultivars, LLC
0 Patterson Brook Road, Wareham, MA 02576

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

Cultivation - Tier 11/Outdoor (90,001 to 100,000 sq. ft)

The application was reopened twice (2) 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
Product Manufacturing	Application Submitted	Wareham

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

Individual	Role
Ben Smith	Owner / Partner
Jose Breton	Owner / Partner
Jarrad Glennon	Owner / Partner

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

Entity	Role
Samoel Ventures, LLC	Entity with Direct/Indirect Authority
Greenfin LLC	Entity with Direct/Indirect Authority

6. Applicant's priority status:



Expedited Applicant (License Type)

7. The applicant and municipality executed a Host Community Agreement on March 21, 2019.
8. The applicant conducted a community outreach meeting on December 19, 2018 and provided documentation demonstrating compliance with Commission regulations.
9. The Commission received a municipal response from the municipality on April 1, 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	Employ at least 25% of its employees from geographic areas of disproportionate impact, specifically Wareham, MA, or individuals who personally have, or have spouses that have, drug convictions.
2	Host bi-annual industry-specific educational programs to assist individuals who have been negatively impacted by cannabis prohibition.

SUITABILITY REVIEW

11. There were disclosures of any past civil or criminal actions, occupational license issues, or marijuana-related business interests in other jurisdictions. None of the disclosures raised suitability issues.
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 – Sunday: 8:00 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
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1	Employ at least 25% of individuals that are female, minority, veteran, disabled, and/or individuals' part of the LGBTQ community.
2	Have a management team comprised of 25% of female, minority, veteran, disabled, and/or individuals' part of the LGBTQ community.
3	Provide charitable donations to the Disabled American Veterans of Massachusetts.

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):

Not applicable

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; and
5. Final licensure is subject to the applicant providing Commission staff, upon inspection, with an updated Positive Impact Plan that provides detailed information on workshops and/or seminars and specific information on how it positively impacts people disproportionately harmed.

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.

