

COMMUNITY GARDENS, LLC

MCN282848

MPN281899

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Community Gardens, LLC
500 School Street, Mansfield, MA 02048

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

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

The application was reopened 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
Stephen Chorney	Chief Executive Officer
Douglas Rhodes	President
Walter Chorney	Capital Investor
Stephen Tirrell	Capital Investor

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

Entity	Role
Black River, LLC	Parent Company



6. Applicant’s priority status:
 General Applicant
7. The applicant and municipality executed a Host Community Agreement on June 10, 2020.
8. The applicant conducted a community outreach meeting on July 23, 2020 and provided documentation demonstrating compliance with Commission regulations.
9. The Commission received a municipal response from the municipality on October 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	Give hiring preference to residents of Mansfield (50%).
2	Organize at least two (2) community clean-up initiatives per year in Mansfield.

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 one (1) year of receiving the provisional license(s).
14. The applicant’s proposed hours of operation are the following:
 Monday – Friday: 7:00 a.m. – 7:00 p.m.
 Saturday: 7:00 a.m. – 3:00 p.m.
 Sunday: Closed
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	Give hiring preference to women (50%), minorities (50%) and veterans (20%).
2	Distributing quarterly internal workplace newsletters that encourage current employees to recommend individuals falling into the above-listed demographics for employment.
3	Contract with at least one (1) minority owned business vendor annually.

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	Distillate
2	Rosin
3	Shatter
4	Dead Resin
5	Hash Oil
6	Honeycomb
7	High Terpene Extract
8	Live Resin
9	Sugar Wax
10	Wax
11	Baked Goods
12	Bagel Chip/Crackers (square or round) Assorted Flavors
13	Brownie (square); Blondie, Chocolate Chip, Dark Chocolate, Milk Chocolate.
14	Cookie (round); Chocolate, Chocolate Chip, Ginger Snap, Lemon, Peanut Butter, Snickerdoodle and Sugar
15	Potato Chips (round); assorted flavors
16	Trail Mix
17	Drink Mix; Hot Cocoa, Iced Tea, Lemonade, Fruit Punch.
18	Lemonade; Berry, Lemon, Strawberry
19	Soda; Assorted Flavors.
20	Tea; Chai Tea, Green Tea, Lemon
21	Caramels (cube); Various Flavors



22	Chocolate Bar (rectangular); Chocolate with Fruit, Dark Chocolate, Milk Chocolate, Mint Chocolate, White Chocolate
23	Cooking Oil
24	Gummies (cubed); Berry, Cherry, Citrus, Grape, Lemon, Mango.
25	Hard Candy (cubed); Berry, Butterscotch, Cherry, Citrus, Grape, Lemon, Mango, Mint
26	Truffles (circular, cubed); Assorted Flavors
27	Breath Spray
28	Capsules
29	Lozenges (circular, cubed); Assorted Fruit, Mint
30	Tinctures
31	Bath Bombs
31	Bath Salts
33	Lip Balm
34	Lotion
35	Lubricant
36	Salve
37	Suppository
38	Transdermal Patch

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. 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;
4. The applicant shall cooperate with and provide information to Commission staff; and
5. Provisional licensure is subject to the payment of the appropriate license fee.

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.

