

ESKAR NORTHBRIDGE, LLC
MRN283073

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Eskar Northbridge, LLC
Plot 28, Parcel 73 a/k/a Building 4, Commerce Drive, Northbridge, MA 01534

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

Retail

The application was reopened once (1) 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. However, the individuals and entities associated with this application are also associated with a retail application under the name “Eskar Arlington, LLC”.

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

Individual	Role
Michael Hunnewell	Owner / Partner
Michael Aldi	Owner / Partner
Brian Navarro	Close Associate
John Aldi	Close Associate

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

Entity	Role
Eskar Holdings, LLC	Entity with Direct or Indirect Authority



6. Applicant’s priority status:
 General Applicant
7. The applicant and municipality executed a Host Community Agreement on April 8, 2019.
8. The applicant conducted a community outreach meeting on October 3, 2019 and provided documentation demonstrating compliance with Commission regulations.
9. The Commission received a municipal response from the municipality on May 26, 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	Make an annual contribution of at least \$5,000 to the CultivatED program.
2	Donate 8 hours per employee per year to its neighborhood cleanup and a goal of having 85% participation in the neighborhood clean-up program by its employees each calendar year.

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 four (4) months of receiving the provisional license(s).
14. The applicant’s proposed hours of operation are the following:
 Monday – Saturday: 8:00 a.m. – 10:00 p.m.
 Sunday: 10:00 a.m. – 10:00 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	Hire a workforce that is made up of at least 50% of individuals who identify as women and will also seek opportunities to hire people who identify as minorities (10%), veterans (10%), people with disabilities (5%) and LGBTQ+ individuals (5%).
2	Achieve at least 85% of employee satisfaction related to work environment safety, acceptance, and respect.

17. Summary of cultivation plan (if applicable):

Not applicable

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

Not applicable

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

Eskar Northbridge, LLC will obtain marijuana or marijuana products by contracting with other licensed establishments.

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, an updated Positive Impact Plan that clarifies the demographic that will be positively impacted and how an annual monetary contribution to CultivatEd will directly impact that cohort.

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.

