

SPENCER HOUSE, LLC
MPN281886

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

Spencer House, LLC
1-18 Bay State Drive, Chester, MA 01011

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

Product Manufacturing

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
Cultivation, Tier 1/Indoor (up to 5,000 sq. ft.)	Provisional License	Chester
Retail	Provisional License	Beckett

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

Individual	Role
Heather Anello	Owner/Partner
Jane Pytko	Investor
Glenn Posey	Investor
Barbara Canale-Schmidt	Investor
Virginia Mure	Investor

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

Entity	Role
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Spencer House, LLC	Parent Company
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6. Applicant's priority status:
Expedited Applicant (Woman Owned Business).
7. The applicant and municipality executed a Host Community Agreement on March 23, 2020.
8. The applicant conducted a community outreach meeting on March 9, 2020 and provided documentation demonstrating compliance with Commission regulations.
9. The Commission sent the municipal notice to the City/Town of Chester on August 13, 2020. To date, the Commission has not received a response.
10. The applicant proposed the following goals for its Positive Impact Plan:

#	Goal
1	Give hiring preference to residents of an area of disproportionate impact (50%). Specifically, Holyoke, West Springfield and Pittsfield.

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 10 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
1	Give hiring preference to women (40% - 50%), minorities (40% - 50%), veterans (5%), people identifying as LGBTQ+ (20%) and people with disabilities (5%).
2	Conducting diversity and inclusion training for all Grow Chester Employees to create a culture of acceptance, tolerance, maximizing participation. Spencer House seeks to achieve an employee participation rate of 85% of greater.

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

#	Product
1	Infused Olive Oil
2	Infused Butter

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. Final licensure is subject to the applicant providing Commission staff, upon inspection, with an updated Positive Impact Plan that includes a goal(s) other than just hiring;
5. The applicant shall cooperate with and provide information to Commission staff; and
6. 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.

