

**SPENCER HOUSE LLC**  
MCN282733

**BACKGROUND & APPLICATION OF INTENT REVIEW**

1. Name and address of the proposed Marijuana Establishment:

Spencer House LLC  
d/b/a Grow Chester  
1 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:

Cultivation, Tier 1/Indoor (up – 5,000 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
Retail	Application Submitted	Becket
Product Manufacturing	Application Submitted	Chester

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

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

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

No other entity appears to have ownership or control over this proposed Marijuana Establishment.



6. Applicant’s priority status:  
Expedited Applicant (Women-Owned Business)
7. The applicant and municipality executed a Host Community Agreement on March 24, 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 June 11, 2020. To date, the Commission has not received a response.
10. The applicant proposed the following goals for its Positive Impact Plan:

#	Goal
1	Grow Chester aims to employ a labor pool in which at least 51% of the employment staff are residents from ADIs.
2	Grow Chester has committed \$16,000 in charitable contributions to the Berkshire Humane Society.
3	During the first year of operation, Grow Chester intends to procure at least two (2) new businesses, in which the majority of ownership are residents from ADIs, for the Incubator & Accelerator Program.

**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 nine (9) 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	Grow Chester aims to have a workforce that: Between 40-50% Identifying as Female, 40-50% Identifying as a Minority, 5% Identifying as a Veteran, 5% Identifying as People with Disabilities, 20% Identifying as LGBTQ+.
2	Grow Chester intends to have documented Employment Access and Assistance Services for more than 50 Applicants.

17. Summary of cultivation plan (if applicable):

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

### **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; and
4. 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.

