



City of Boston
Mayor Michelle Wu
Boston Cannabis Board

Commissioners:
Kathleen M. Joyce, Chair
Lisa Holmes
John Smith
Ramon Soto
Sonal Gandhi
John Kenslea

Voting Minutes
BOSTON CANNABIS BOARD
March 25, 2026

Transactional Hearing March 18, 2026
(Commissioner Holmes was not present)

AGENDA

Transactional Hearing

Amendments to already approved Licenses

- Licensee:** Berkshire Roots Inc. (“Berkshire Roots”)
Licensed Premise: 253 Meridian St, East Boston
License Type: Co-located Marijuana Retailer & Medical License
Commenced Operations: July 2020
Initial Operating Hours: 9:00am– 7:00pm Monday - Saturday
11:00am - 6:00pm Sunday

Current Operating Hours: 10:00am - 9:00pm Monday - Saturday
10:00am - 6:00pm Sunday
Approved on March 9, 2022

Proposed Hours of Operation: 9:00am - 9:00pm Monday - Saturday
9:00am - 6:00pm Sunday

Granted

(Commissioner Soto did not attend the transactional hearing and could not vote on this item)

Applications for New Licenses

2. **Applicant:** Premium Package LLC
Proposed Licensed Premise: 717-721 American Legion Hwy, Roslindale
License Type: Product Manufacturer License
Proposed Hours of Operation: 9:00am - 9:00pm 7 days a week
Equity Status: Equity Applicant
Date of Initial Application: August 15, 2025
Date of Community Meeting: January 8, 2026
There is a Buffer Zone Conflict with another Marijuana Establishment

Granted with conditions the applicant reaches out to the Boston Small Business department and to submit an updated operation plan
(Commissioner Soto did not attend the transactional hearing and could not vote on this item)

At the Boston Cannabis Board's March 18, 2026 hearing, the Board discussed the 2026 Retail Cannabis Saturation Analysis

3. At a hearing in November 2022, the Board voted to commission a retail cannabis saturation study focused on Downtown Boston. That study, authored by Community-Led Solutions, LLC, along with Beau Whitney, Chief Economist of Whitney Economics, was accepted by the Board in March 2023.

At the Board's May 28, 2025 voting hearing, the Board voted to commission an updated saturation study, broader in scope to include the entire City of Boston. Through a competitive procurement process, Community-Led Solutions, LLC, in partnership with Beau Whitney, was again engaged to conduct the updated analysis. The first draft of the updated study was received on November 24, 2025, and the final draft was received on February 20, 2026.

The Board voted to accept the saturation study, which will be placed on file

The following matter was deferred at the BCB's May 28, 2025 voting hearing pending completion of an updated saturation study. This matter was again deferred at the March 18, 2026 transactional hearing due to lack of quorum. The Applicant will have the opportunity to give a brief update to the Board.

4. **Applicant:** Curaleaf Massachusetts, Inc. ("Curaleaf")
Proposed Licensed Premise: 21 Milk St, Downtown
License Type: Marijuana Retailer License
Proposed Hours of Operation: 9:00am - 8:00pm 7 Days a week
Equity Status: Non-Equity Applicant
Date of Initial Application: February 20, 2025
Date of Community Meeting: April 3, 2025
There is a Buffer Zone Conflict with another Marijuana Establishment

Granted with conditions that the Boston Business Equity Plan be a condition of approval with annual updates to the BCB

(Commissioner Kenslea recused himself)

(Commissioner Smith opposed)

Please contact the BCB at (617) 635-2330 or cannabisboard@boston.gov with any questions.