



FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)
150 CONCORD STREET, FRAMINGHAM, MA 01702

Marijuana Advisory Team (MAT) Quarterly Report

Report Number	MAT Quarterly Report, Number Three
Report Date	July 10, 2019
Quarter	April 1, 2019 through June 30, 2019

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FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)
150 CONCORD STREET, FRAMINGHAM, MA 01702

Marijuana Advisory Team (MAT) Quarterly Report

Table with 2 columns: Category (Report Number, Report Date, Quarter, Members of MAT, Legal Counsel) and Description.

Executive Summary

Pursuant to the Policy on Host Community Agreements for Marijuana Establishments and Registered Marijuana Dispensaries (Policy of the Mayor 02-18, Effective date of November 14, 2018), the Marijuana Advisory Team (MAT) is required to prepare a Quarterly Report of its activity.

This MAT Quarterly Report Number Three, summarizes the MAT’s work from April 1, 2019 through June 30, 2019. During this three-month period, the MAT received one new application for a host community agreement (HCA) and conducted four meetings, with applicants present at three MAT meetings. The MAT referred three applications to the Mayor with recommendations that invitations be extended to negotiate host community agreements: two for and adult use retail marijuana establishments; and one for a combined marijuana product manufacturer and cultivator.

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Introduction

During Quarter Three (April 1, 2019 through June 30, 2019), the MAT continued to work diligently and efficiently to identify qualified applicants for HCA's ("MAT Applicants") seeking licensure by the Cannabis Control Commission (CCC).

Pursuant to the Policy on Host Community Agreements for Marijuana Establishments and Registered Marijuana Dispensaries (Policy of the Mayor 02-18, Effective date of November 14, 2018), the MAT is required to prepare a Quarterly Report. The Quarterly Report provides an outline of important events and dates regarding MAT Applications received and invitations extended to Applicants to negotiate HCAs, and summarizes reports from various municipal departments. The MAT received one new MAT Application, held four MAT meetings at which the MAT interviewed representatives for two MAT Applicants, made three recommendations to the Mayor for the consideration of negotiating an HCA, and provided two letters regarding HCA and MAT Application status. Two applications for HCAs remained incomplete.

Quarter Timeline and Important Dates

Below is a summary of all the meetings held by the MAT from April 1, 2019 through June 30, 2019.

- April 3, 2019 – MAT Internal Meeting
- April 10, 2019 – MAT Internal Meeting to Review and Approve MAT Quarter Report Two (January 1, 2019 through March 31, 2019).
- May 1, 2019 – MAT Meeting (Application CAN180010) and MAT Internal Review of MAT Applications
- May 15, 2019 – MAT Meeting (Application CAN190005) and MAT Internal Review of MAT Applications

Marijuana Advisory Team (MAT) Meetings

The MAT schedules regular meetings for the first and third Wednesday of each month, unless modified by holidays, which was not required during the third quarter. The MAT prepared meeting minutes for all MAT meetings with MAT Applicants.

Marijuana Advisory Team (MAT) Application Review Process

Application Review

MAT meetings with applicants for HCAs are scheduled in order in which complete MAT Application are received. MAT Checklists are sent to both complete and incomplete MAT Applicants, incomplete MAT Application Checklists provides MAT Applicants with the required information needed to make the MAT Application complete. Once the MAT Applicant provides the necessary information to the MAT, the information is reviewed for completeness. Once an application is deemed complete, a MAT meeting is scheduled.

Meeting with the MAT Applicant

MAT meetings proceed as follows: introductions by all in attendance; review of MAT meeting procedures; presentation by the Applicant; questions/comments/clarification from the MAT members; open discussion;

and conclusion of the meeting. MAT meeting minutes are available for all MAT meetings with MAT Applicants.

MAT Decisions

Following meetings with MAT Applicants, the MAT meets internally to review applications and presentations and votes whether to refer a MAT Application to the Mayor for consideration for an HCA; or request additional information. Letters to MAT applicants can be viewed in Appendix A – Marijuana Advisory Team (MAT) Application Review and Recommendation Letters.

MAT Meeting Minutes

MAT Application Meeting Reviews

MAT Meeting minutes are produced for meeting with an applicant. Minutes for meetings held between April 1, 2019, through June 30, 2019, can be found in Appendix B – Marijuana Advisory Team (MAT) Meeting Minutes. MAT Meeting Minutes include:

- May 1, 2019, meeting with CAN180010, NovaFarm, LLC (1137 Worcester Road)
- May 15, 2019, meeting with CAN190005, Humboldt Masters (1094 Worcester Road)

Quarterly Reporting for the Marijuana Advisory Team (MAT) – April 1, 2019 through June 30, 2019

The MAT is responsible for reviewing MAT Applications, meeting with potential marijuana establishments and RMDs, and making recommendations to the Mayor relative to HCAs.

MAT Statistics relative to MAT Applications

The MAT received 19 MAT Applications¹ as of June 30, 2019. During April 1, 2019 through June 30, 2019, the MAT received/deemed one MAT Application complete and one MAT Application incomplete. Also during this time, the MAT met with applicants to review one new MAT Application and held one MAT meeting to review new information based on neighborhood and MAT requests. MAT in Table 1 – MAT Application statistics (April 1, 2019, through June 30, 2019), presents the breakdown of numbers from April 1, 2019 through June 30, 2019.

Table 1 - MAT Application Statistics (April 1, 2019 through June 30, 2019)

	April 2019	May 2019	June 2019	Total
Application Numbers	0	2	0	2
Number of MAT Meetings	2	2	0	4
Number of MAT Applications Reviewed During a MAT Meeting	0	2	0	2

¹ The 19 MAT Applications received includes two MAT Applications that remain incomplete (CAN180011 and CAN190006) and one MAT Applicant who chose to submit two MAT Applications (CAN180002 and CAN180003)

MAT Recommendations

From April 1, 2019, through June 30, 2019, the MAT recommended that three MAT Applications be referred to the Mayor for invitation to negotiate an HCA. During the third quarter the MAT sent letters to two MAT Applicants who proposed marijuana retail establishments to inform them that their applicants were not referred to the Mayor at this time. Letters sent to these two MAT Applicants can be found in Appendix C – Marijuana Advisory Team (MAT) Application for Marijuana Retail Establishments Status. Table 2 - (April 1, 2019 through June 30, 2019) breaks down the recommendations made by the MAT. While Table Three – MAT Applicants whom received MAT Application Status Letters (April 1, 2019 through June 1, 2019)

Table 2 - MAT Recommendations to the Mayor relative to HCA (April 1, 2019 through June 30, 2019)

Consideration of an HCA	April 2019	May 2019	June 2019	Total
Recommendation to negotiate an HCA	0	3	0	3
Recommendation not to negotiate an HCA	0	0	0	0

Table 4 - MAT Applicants whom received MAT Application Status Letters (April 1, 2019 through June 1, 2019)

MAT Application Address	MAT Application Number	Date of MAT Recommendation	Type of HCA Requested
315 Worcester Road (Beacon Compassionate)	CAN180001	05/15/2019	Marijuana Retail Establishment/Adult Use
1094 Worcester Road (Humboldt Masters)	CAN190006	05/15/2019	Marijuana Retail Establishment/Adult Use

As of June 30, 2019, the City has executed two HCAs for marijuana retail establishments (Temescal Wellness and Union Twist); and two HCA with independent testing laboratories (MCR Labs and Viridis Analytics MA, LLC, d/b/a Evio Labs). Table 4 - MAT Recommendation to Consider an HCA (April 1, 2019, through June 30, 2019), presents the two² MAT Applications referred to the Mayor for HCA negotiations. These referral letters from the MAT to the Mayor can be found in Appendix D – Marijuana Advisory Team (MAT) Letters of Recommendation to the Mayor.

² MCR Labs was not subject to the MAT requirements,

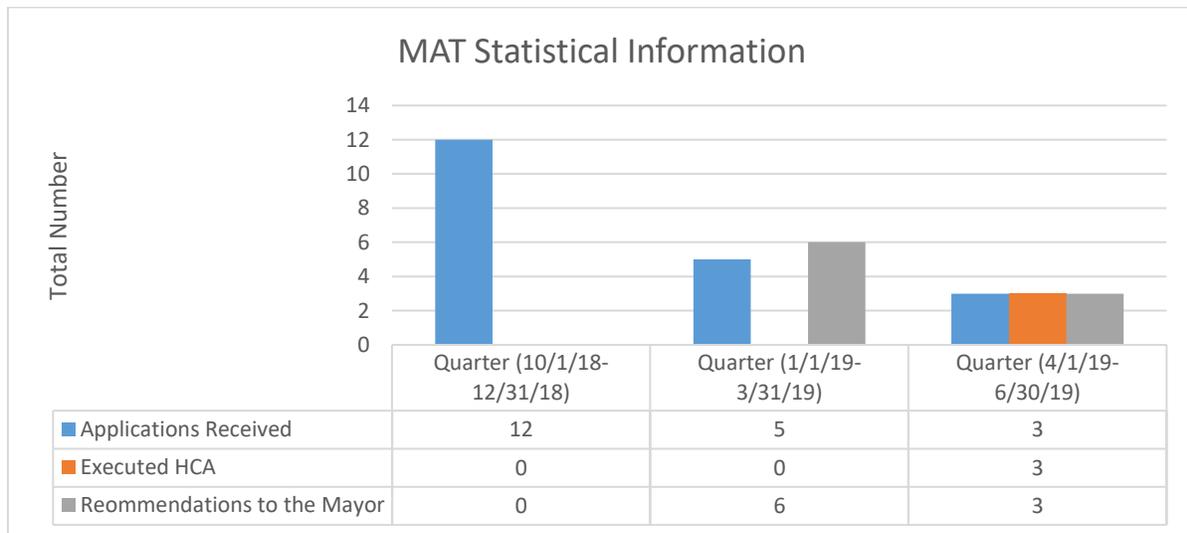
Table 4 - MAT Recommendation to Consider and/or Execution of an HCA (April 1, 2019 through June 30, 2019)

MAT Application Address	MAT Application Number	Date of MAT Recommendation	Type of HCA Requested	HCA Executed
630 Worcester Road (Union Twist)	CAN180006	01/09/2019	Marijuana Retail Establishment/Adult Use	Yes
665 Cochituate Road (Temescal Wellness)	CAN180008	02/06/2019	Marijuana Retail Establishment/Adult Use	Yes
1062 Edmands Road (Commonwealth Farm 1761)	CAN180007	_____	Marijuana Product/Cultivation/Processing	No
1137 Worcester Road (NovaFarms)	CAN180010	_____	Marijuana Retail Establishment/Adult Use	No
85 Worcester Road (Patient Centric of Martha's Vineyard)	CAN190001	_____	Marijuana Retail Establishment/Adult Use	No

MAT Long-term Tracking of MAT Applications

The Policy requires regular tracking of MAT process. Figure 1 – MAT Statistical Information graph tracks information relative to the MAT process and will be updated for each Quarter and Annual Report.

Figure 1 - MAT Statistical Information



MAT HCA Recommendation Locations

The MAT review each MAT Application thoroughly with set criteria to allow for a fair, transparent process. A threshold inquiry in the review process is whether a MAT Applicants identified business location lies within the Marijuana Retail Establishment Overlay District or within an appropriate Zoning District. Figure 2 –shows the proposed locations of the marijuana establishment to whom invitations to negotiate HCA were extended. Figures 3 and 4 are enlargements of Figure 2.

Figure 2 - Marijuana Establishment/RDM Organizations offered to negotiate an HCA

Marijuana Advisory team (MAT)
Host Community Agreement (HCA) Recommendations

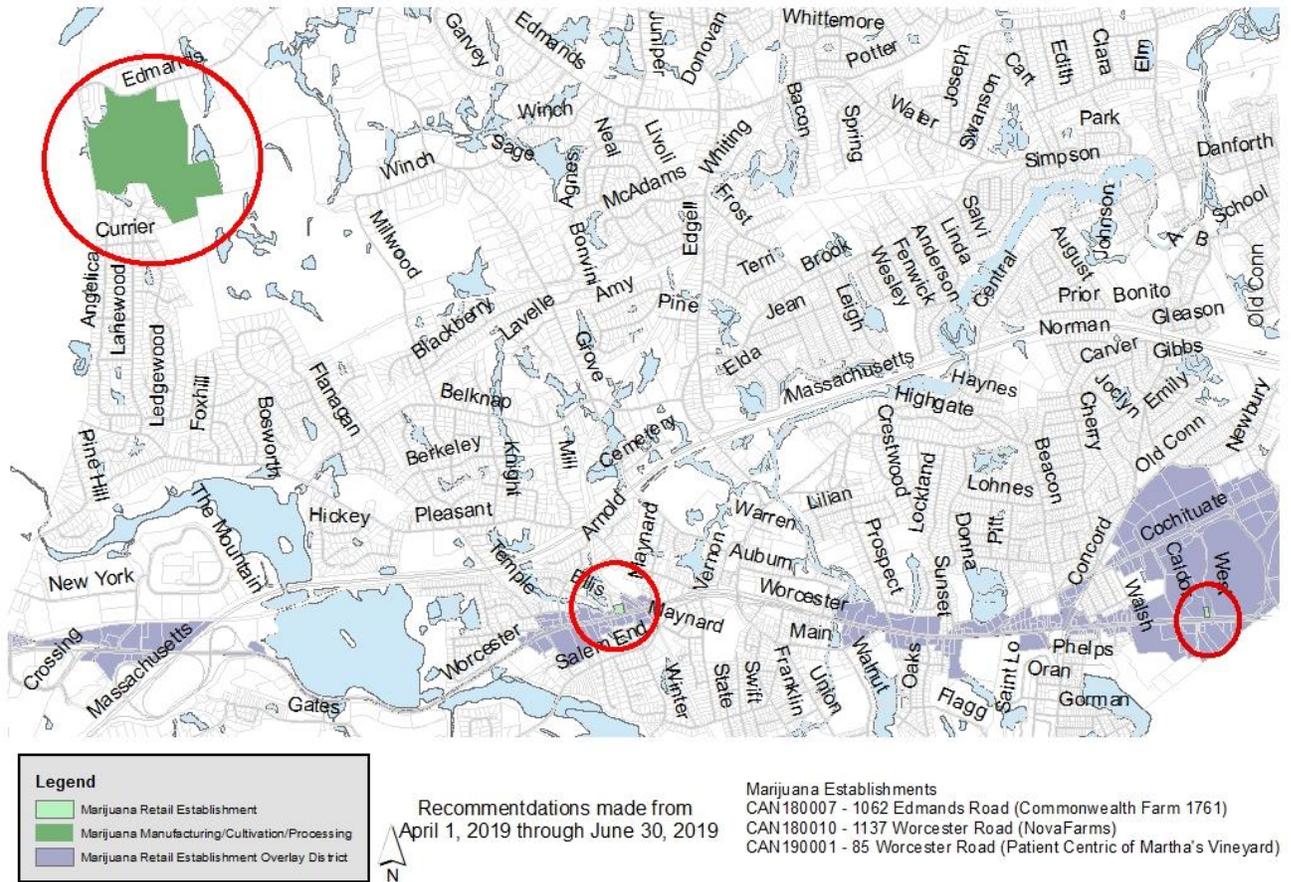


Figure 3 - Marijuana Retail Establishment - HCA Recommendations

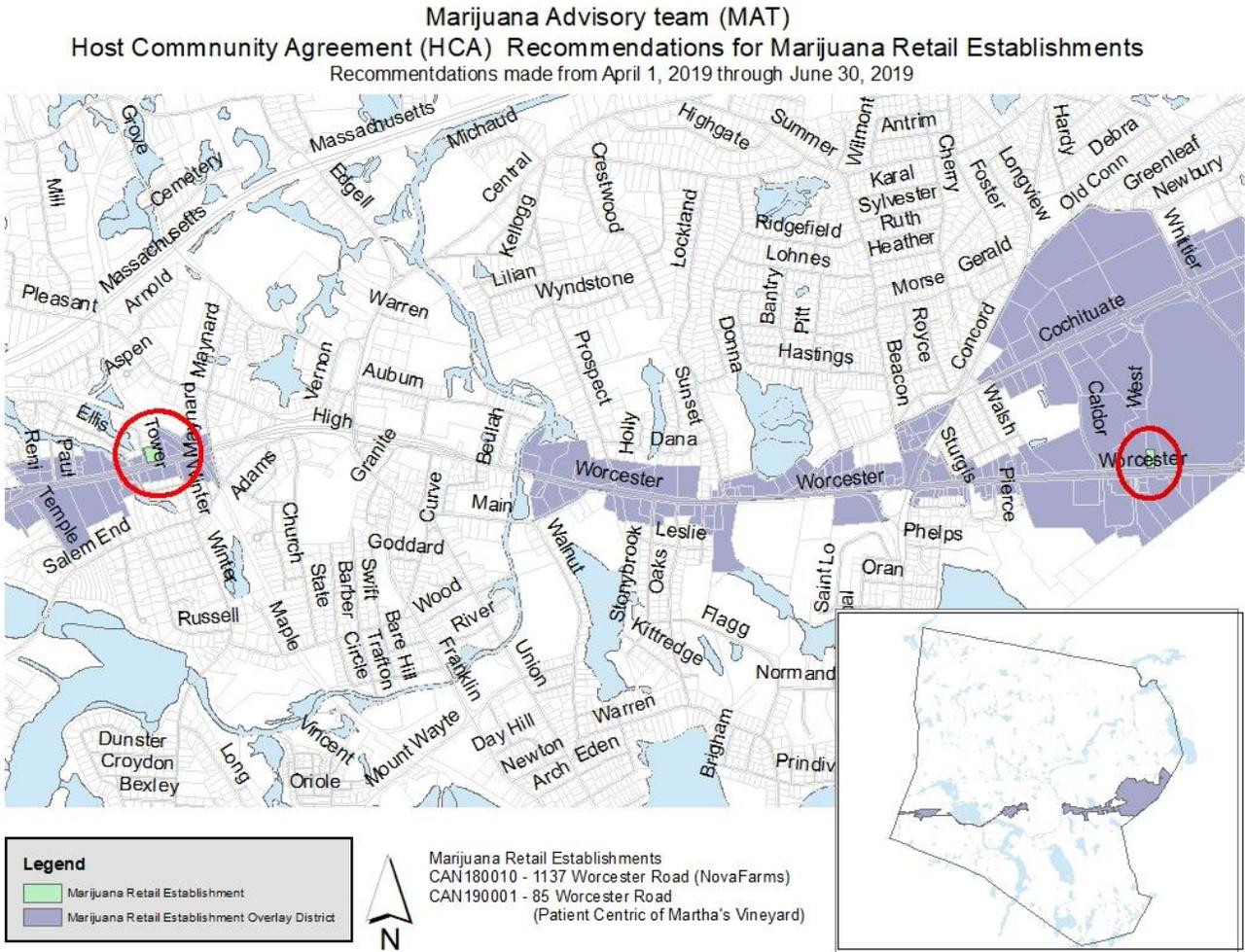
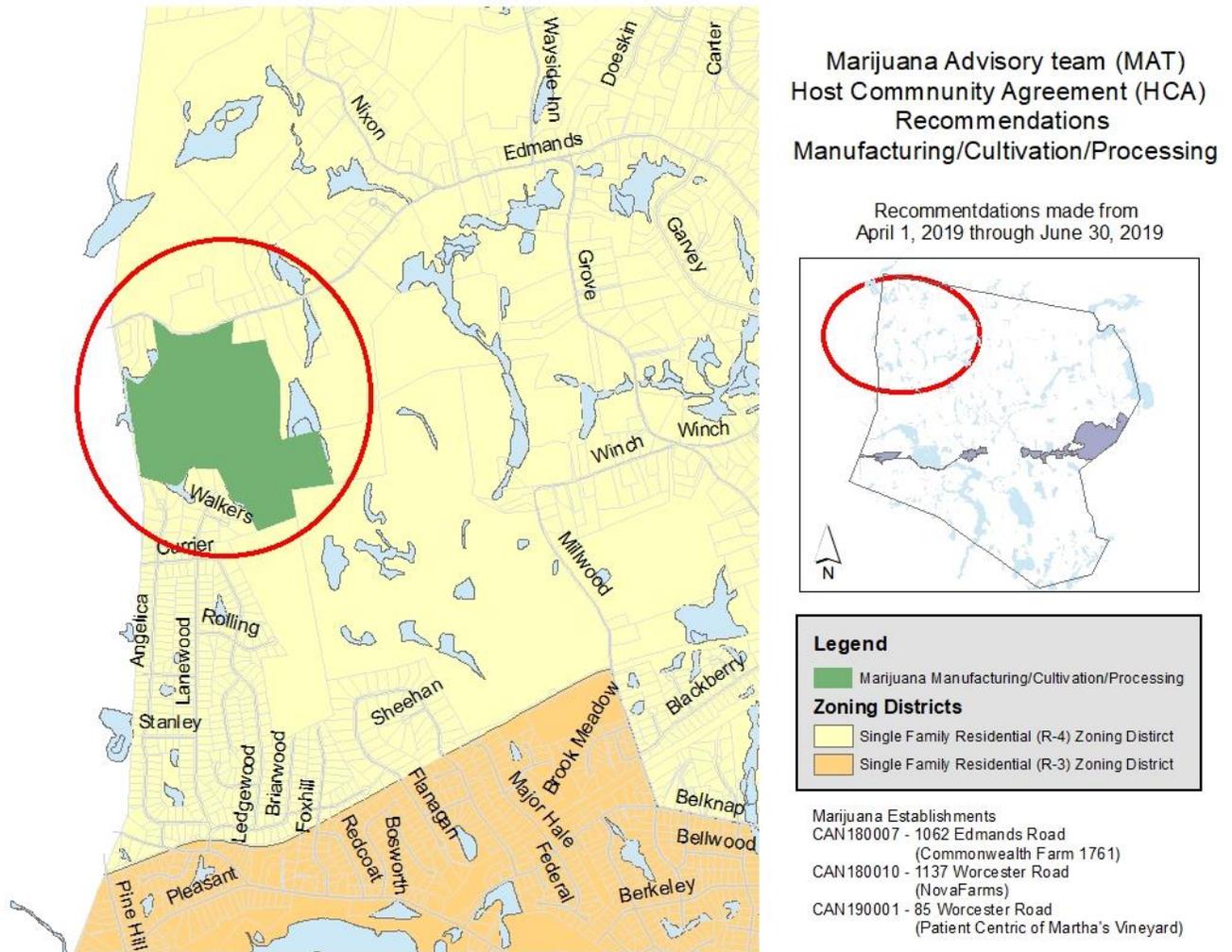


Figure 4 - Marijuana Manufacturing/Processing/Cultivation Establishment - HCA Recommendations



MAT Applications and Status Reporting

Between December 1, 2018 and June 30, 2019, the MAT received 19 MAT applications for the consideration of being recommended to the Mayor for HCAs. The information provided in Table 5 provides a tracking of all MAT Applications received and their status as of June 30, 2019.

Table 5 - MAT Application received as of June 30, 2019

Application Number	Organization Name	Location	Type of Application	Meeting Status as of 06/30/2019	MAT Application Status as of 06/30/2019
CAN180001	Beacon Compassion, Inc.	315 Worcester Rd	Marijuana Retail	MAT Meeting 01/16/2019	Letter from the MAT stating the status of the report (05/15/2019)
CAN180002	Vitasphere, Inc.	271 Worcester Rd	RMD	MAT Meeting 12/20/2018	Vote not to recommend an HCA (01/31/2019)
CAN180003	Vitasphere, Inc.	271 Worcester Rd	Marijuana Retail	MAT Meeting 12/20/2018	Vote not to recommend an HCA (01/31/2019)
CAN180004	The Caregiver-Patient Connection, Inc.	60 and 61 Tripp St	Production/Processing/Cultivation	MAT Meeting 12/20/2018	Vote to recommend to negotiate an HCA (02/27/2019)
CAN180005	Green Rush, LLC	271 Worcester Rd	Marijuana Retail and RMD	MAT Meeting 01/02/2019	Vote not to recommend an HCA (01/31/2019)
CAN180006	Union Twist, Inc.	630 Worcester Rd	Marijuana Retail and RMD	MAT Meeting 01/02/2019	Vote to recommend to negotiate an HCA (01/09/2019)
CAN180007	Commonwealth Farm 1761, Inc.	1062 Edmands Rd	Production/Processing/Cultivation	MAT Meeting 01/02/2019	Vote to recommend to negotiate an HCA (05/01/2019)
CAN180008	Temescal Wellness of Massachusetts, LLC	665 Cochituate Rd	Marijuana Retail	MAT Meeting 12/17/2018	Vote to recommend to negotiate an HCA (02/06/2019)
CAN180009	Cultivate Holdings, LLC	250 Worcester Rd	Marijuana Retail and RMD	MAT Meeting 12/17/2018	Vote to recommend to negotiate an HCA (03/06/2019)
CAN180010	BSWC, LLC (seeking name change to "NovaFarms")	1151 Worcester Rd	Marijuana Retail	MAT Meeting 01/16/2019	Vote to recommend to negotiate an HCA (05/15/2019)
CAN180011	Emerald Coast Growers LLC	Location not identified	Marijuana Retail and RMD	Incomplete Application	NA
CAN180012	Cloud Creamery, LLC	119 Herbert St	Processing	MAT Meeting 01/28/2019	Vote to recommend to negotiate an HCA (03/21/2019)

Application Number	Organization Name	Location	Type of Application	Meeting Status as of 06/30/2019	MAT Application Status as of 06/30/2019
CAN180013	Andromeda Supply Co.	1656 Worcester Rd	Marijuana Retail	MAT Meeting 01/22/2019	Vote not to recommend an HCA (01/31/2019)
CAN190001	Patient Centric of Martha's Vineyard, Ltd.	85 Worcester Rd	Marijuana Retail	MAT Meeting 01/24/2019	Vote to recommend to negotiate an HCA (05/15/2019)
CAN190002	AKJ Investments Inc.	275 Worcester Rd	RMD	MAT Meeting 01/24/2019	Vote not to recommend an HCA (01/31/2019)
CAN190003	Innovative Flower, LLC d/b/a CROP	655 Cochituate Rd	Marijuana Retail	MAT Meeting 02/06/2019	Vote to recommend to negotiate an HCA (03/21/2019)
CAN190004	NewCann Group, LLC	1094 Worcester Rd	Marijuana Retail	MAT Meeting 02/20/2019	Vote not to recommend an HCA (02/27/2019)
CAN190005	Humbolt Masters LLC	1094 Worcester Rd	Marijuana Retail	MAT Meeting	Letter from the MAT stating the status of the report (05/15/2019)
CAN190006	Metro Harvest Inc.	271 Worcester Rd	Marijuana Retail	Incomplete Application	NA

[Marijuana Advisory Team \(MAT\) Department Report](#)

The MAT is represented by several municipal departments. This Section of the Quarterly Report provides an overview of marijuana establishment related permitting and/or reporting from the various MAT departments.

[Department of Inspectional Services \(Building Department\)](#)

The Department of Inspectional Services (Building Department) granted an occupancy permit for Temescal Wellness of Massachusetts LLC (665 Cochituate Road) and a building permit for Cultivate (250 Worcester Road).

[Framingham Planning Board](#)

The Planning Board has received four applications and granted four decisions for Minor Site Plan Review between April 1, 2019 and June 30, 2019. Below is information relative to the three applications reviewed by the Planning Board between April 1, 2019 through June 30, 2019.

- **61C Tripp Street – The Planning Board granted a decision for Minor Site Plan Review to The Caregiver-Patient Connection, Inc.**

The Applicant filed an application for a Minor Site Plan Review; notice of the opening public hearing was published in MetroWest Daily Newspaper on March 7, 2019 and March 11, 2019; and the legal ad was mailed to parties of interest pursuant to the

Framingham Zoning By-Law and M.G.L. Chapter 40A. The Planning Board held public hearings for the project on March 21, 2019 and April 4, 2019. The project includes the establishment of a marijuana cultivation facility. The property is zoned General Manufacturing (M) and listed as Framingham Assessor's Parcel ID: 141-92-6790-000. On April 4, 2019, the Planning Board APPROVED the application with conditions. The DECISION was filed in the office of the City Clerk on April 5, 2019.

- **60 Tripp Street - The Planning Board granted a decision for Minor Site Plan Review to The Caregiver-Patient Connection, Inc.**

The Applicant filed an application for Minor Site Plan Review, notice of the opening public hearing was published in MetroWest Daily Newspaper on May 6, 2019 and May 13, 2019; and the legal ad was mailed to parties of interest pursuant to the Framingham Zoning By-Law and M.G.L. Chapter 40A. The Planning Board held public hearings for the project on May 23, 2019 and May 30, 2019. The project includes the establishment of a marijuana manufacturing establishment. The property is zoned General Manufacturing (M) and listed as Framingham Assessor's Parcel ID: 141-03-1011-000. On May 30, 2019, the Planning Board APPROVED the application with conditions. The DECISION was filed in the office of the City Clerk on May 31, 2019.

- **655 Cochituate Road – The Planning Board granted a decision for Minor Site Plan Review to Innovative Flower, LLC**

The Applicant filed an application for Modification to a Previously Approved Site Plan Review Decision (February 5, 2015)/Minor Site Plan review, notice of the opening public hearing was published in MetroWest Daily Newspaper on May 23, 2019 and May 28, 2019; and the legal ad was mailed to parties of interest pursuant to the Framingham Zoning By-Law and M.G.L. Chapter 40A. The Planning Board held public hearings for the project on June 6, June 13, and June 20, 2019. The project includes the construction of a new structure for an adult-use retail marijuana establishment, in addition to off-street parking, stormwater management, landscaping, and associated site improvement. The property is zoned Light Manufacturing (M-1) located in the Regional Center (RC) and Marijuana Retail Establishment (MRE) Overlay Districts, and listed as Framingham Assessor's Parcel ID: 084-77-1076-000. On June 20, 2019, the Planning Board APPROVED the application with conditions. The DECISION was filed in the office of the City Clerk on June 21, 2019.

- **2 Pierce Street – The Planning Board granted a decision for Minor Site Plan Review to for Commerce Framingham Real Estate, LLC**

The Applicant filed an application for Minor Site Plan Review Special Permit for a Request for Dimensional Relief for Off-street Parking, notice of the opening public hearing was published in MetroWest Daily Newspaper on June 6, 2019 and June 10, 2019; and the legal ad was mailed to parties of interest pursuant to the Framingham Zoning By-Law and M.G.L. Chapter 40A. The Planning Board held public hearings for the project on June 20, 2019 and June 27, 2019. The project includes the razing of an existing structure for the construction of an off-street parking lot, landscaping, stormwater management, the installation of a formalized curb cut, and associated site improvements. The property is zoned Business (B) within the Regional Corridor (RC) Overlay District, the Marijuana Retail Establishment (MRE) Overlay District, and listed as

Framingham Assessor's Parcel ID: 103-23-0578-000. On June 27, 2019, the Planning Board APPROVED the application with conditions. The DECISION was filed in the office of the City Clerk on June 28, 2019.

- **1137 Worcester Road – The Planning Board received an Application of BSWC, LLC for Minor Site Plan Review**

The Applicant filed an application for Minor Site Plan Review on June 12, 2019. The project includes the reuse of an existing structure for an adult-use retail marijuana establishment. The property is zoned Business (B) located in the Highway Corridor (HC) and Marijuana Retail Establishment(MRE) Overlay Districts, and listed as Framingham Assessor's Parcel ID: 089-14-3154-000.The Planning Board held an opening public hearing on June 20, 2019, a continued public hearing is scheduled for July 11, 2019.

History of Framingham Requirements

Because the City of Framingham voted “yes” on Question 4 on the 2016 state ballot, adult use marijuana establishments may operate in Framingham. By General Bylaw/Ordinance, Framingham has limited the number of adult-use marijuana retail establishments that may operate in the City to no more than six. There is no limit on the number of other adult use marijuana establishments.

Under M.G.L. c. 94G, sec. 3 (d)

A marijuana establishment or a medical marijuana treatment center seeking to operate or continue to operate in a municipality which permits such operation shall execute an agreement with the host community setting forth the conditions to have a marijuana establishment or medical marijuana treatment center located within the host community which shall include, but not be limited to, all stipulations of responsibilities between the host community and the marijuana establishment or a medical marijuana treatment center. An agreement between a marijuana establishment or a medical marijuana treatment center and a host community may include a community impact fee for the host community; provided, however, that the community impact fee shall be reasonably related to the costs imposed upon the municipality by the operation of the marijuana establishment or medical marijuana treatment center and shall not amount to more than 3 per cent of the gross sales of the marijuana establishment or medical marijuana treatment center or be effective for longer than 5 years. Any cost to a city or town imposed by the operation of a marijuana establishment or medical marijuana treatment center shall be documented and considered a public record as defined by clause Twenty-sixth of section 7 of chapter 4.

[MAT Quarterly Report Appendix](#)

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FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)
150 CONCORD STREET, FRAMINGHAM, MA 01702

Appendix A – Marijuana Advisory Team (MAT) Application Review and Recommendation Letters

- Request for Supplemental Information - Marijuana Retail Establishment – Beacon Compassion, Inc., 315 Worcester Road, Framingham, MA, April 4, 2019

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FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)
150 CONCORD STREET, FRAMINGHAM, MA 01702

April 4, 2019

Beacon Compassion, Inc.
900 Washington Street, Suite A
Norwood, MA 02062
Attn.: Catherine Cametti, President

Re: Request for Supplemental Information - Marijuana Retail Establishment –
Beacon Compassion, Inc., 315 Worcester Road, Framingham, MA

Dear Ms. Cametti,

The Marijuana Advisory Team (MAT) met on March 6, 2019 to review the status of Beacon Compassion, Inc.'s ("Beacon's") application for a Host Community Agreement for its proposed adult use marijuana establishment. Although the MAT is in receipt of your letter dated February 18, 2019, outlining three banking options. We are awaiting evidence that it has established bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses. Please be aware that no recommendation to the Mayor may be made until the requested information is received.

If you should have any questions or concerns regarding this recommendation, please do not hesitate to contact the MAT.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thatcher W. Kezer III".

Thatcher W. Kezer III
Chief Operating Officer and MAT Chair

cc: Steve Angelo
Christopher J. Petrini, City Solicitor
Amanda Loomis, Planning Board Administrator

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FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)
150 CONCORD STREET, FRAMINGHAM, MA 01702

Appendix B – Marijuana Advisory Team (MAT) Meeting Minutes

- CAN180010 – Marijuana Advisory Team (MAT) Meeting Minutes, BCWC, LLC (NovaFarm), May 1, 2019
- CAN190005 – Marijuana Advisory Team (MAT) Meeting Minutes, Humbolt Masters, LLC, May 15, 2019

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Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180010
Company Name	BCWC LLC, seeking name change to “NovaFarms”
Date of MAT Meeting	May 1, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
NovaFarms	<ul style="list-style-type: none"> Derek Ross, Manager, BCWC LLC Meg Sanders, Will & Way Zach Allen, Cannatech, LLC and Nova Farms Blair Fish, BCWC LLC Patrick Moynihan, McCormack Suny, LLC
MAT	<ul style="list-style-type: none"> Robin Williams, Department of Public Health Chief Joseph Hicks, Fire Department Officer Keith Strange, Police Department Michael Tusino, Building Commissioner, Department of Inspectional Services Jacquetta Van Zandt, Senior Advisory to the Mayor Amanda Loomis, Planning Board Administrator
Legal Counsel	<ul style="list-style-type: none"> No Legal Counsel Present

Welcome and Introductions

Amanda Loomis, welcomed the group back to a meeting with the Marijuana Advisory Team (MAT) for review of new material.

The members in attendance at the meeting introduced themselves (sign-in sheet attached).

Presentation of NovaFarms

NovaFarms provided an update regarding a community meeting held in late February, which only notified abutters within 300 feet of the property boundaries at 1151 Worcester Road. Based on feedback from the Marijuana Advisory Team (MAT) and the neighborhood, NovaFarms held a second community meeting on April 18, 2019, at the Sheraton Hotel included abutters within a 1000-foot radius of the property.

NovaFarms stated that they were able to put the property at 1137 Worcester Road, under contract and have received an extension for such contract until May 24th.

NovaFarms provided a review of the first-ever outdoor cultivation location in Massachusetts, which is a 90-acre farm in Sheffield. The outdoor cultivation facility will be a full working farm, with goats and cows. Nova Farms provided an overview of the outdoor grow facility. It was noted that on April 30, 2019, the Cannabis Control Commission (CCC) provided NovaFarms with a series of benchmarks that needed to be satisfied before they could begin operations on the farm.

NovaFarms presently is building out its first dispensary in Attleboro, Massachusetts. A Framingham location would be the organization's second dispensary.

Members of the NovaFarms team presented the new location, which included abandoning the location at 1151 Worcester Road, which based on feedback from neighbors is a better location. The new location will receive a new façade, an increase in the amount of landscaping, a security system, installation of a new fence, and an update to the off-street parking lot. It was noted that there were concerns from neighbors about light spillover.

NovaFarms stated that 40 to 50 percent of their employees would be minority.

The site will have approximately 44 off-street parking spaces, with access and egress on Route 9 (Worcester Road). NovaFarms stated that the facility would be able to manage a maximum of 264 customers per hour or 2,640 people per day. The estimated maximum revenue would be approximately \$10 million, with the average sale being \$45. The facility is expected to be open 363 days per year.

The NovaFarm team reviewed the Community Outreach Meeting that was held. Concerns from those who attended, included light leakage, people missing the entrance and using Tower Street for parking, off-street parking on-site, in addition to other concerns that were fixable according to NovaFarms.

The interior of the facility would have 15-20 registers and kiosk, with a free-flowing design where customers can view products before getting into checkout pods.

To address issues with overflow off-street parking, NovaFarms has secured satellite off-street parking with the Framingham Sheraton Hotel. NovaFarms would have access to approximately 60 off-street parking spaces for the opening, and then reduced to 30 off-street parking spaces for employee parking for one year.

The MAT questioned if NovaFarms would have a parking lot attendant at the Sheraton Hotel satellite location, which would prevent people from smoking and/or consuming products.

NovaFarm Farms stated that they have entered into agreements with Plymouth Armor Group and Windmill International Inc. for the purposes of security.

Marijuana Advisory Team (MAT) Review

Ms. Loomis requested comments, questions, and/or requests for additional information.

Jacquetta Van Zandt requested clarification and additional information relative to diversity. Ms. Van Zandt questioned if NovaFarms was planning to hire minorities, if so how would they recruit and promote upward mobility. Blair Fish stated that NovaFarms expects to hire a diverse staff that reflects Framingham's diversity, and has policies in place to do so. Zach Allen stated that presently he is the sole employee of the farm, but recently has decided to hire another employee. Mr. Allen stated that NovaFarms has not yet hired a full executive team yet but plans to do so over the next two months, in addition to hiring an additional ten employees. The Manufacturing and retail facility in Attleboro plans to bring on an additional 30 employees.

Chief Hicks stated that the Fire Department does not have anything at this time, other than if the existing structure has a Municipal Circuit Master Box.

Officer Keith Strange requested information about NovaFarm's security plan, specifically regarding diversion and the management of diversion. Officer Strange stated that the Police Department would review the security plan at a later point in the process to ensure compliance with Framingham's security requirements. Officer Strange stated that the Police Department will not develop NovaFarms' security plan, this should be prepared by NovaFarms in accordance with the CCC Regulations. Officer Strange further stated that the Police Department would not be responsible for managing traffic, but rather utilize parking lot attendants for management on-site. Officer Strange requested that NovaFarms have procedures in place relative to delivery operations.

Robin Williams questioned if NovaFarms would be operating an adult use or RMD facility. Derek Ross stated that NovaFarms would start as an adult use facility and may later integrate through a hybrid license. Ms. Williams requested clarification regarding food and other goods sold at the proposed facility. Mr. Ross stated that the edibles would be prepared at the farm. Ms. Williams questioned if the facility would have a freezer. Mr. Ross stated that a freezer would be used for edibles and products with a short shelf life.

Closing

The MAT thanked NovaFarms for coming in for the MAT meeting. It was noted that any additional submittals, requests, and/or questions should go through Ms. Loomis.

Voted by the MAT on July 11, 2019 (Vote 4-0-0)

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Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN190005
Company Name	Humboldt Masters LLC (“Humboldt Masters”)
Date of MAT Meeting	May 15, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Humboldt Masters	<ul style="list-style-type: none"> Elliot Andrew (“Andrew”) Kazakoff, Manager Omar Lawrence
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin E. Williams, Department of Public Health Chief Joseph Hicks, Fire Department Officer Keith Strange, Police Department Michael Tusino, Building Commissioner, Department of Inspectional Services Jacquetta Van Zandt, Senior Advisory to the Mayor Amanda Loomis, Planning Board Administrator
Legal Counsel	<ul style="list-style-type: none"> Amanda Zuretti, Esq., Petrini & Associates

Welcome and Introductions

Thatcher W. Kezer III, Chair, welcomed the group and provided a brief overview of how the Marijuana Advisory Team (MAT) would conduct the meeting and review the applications and materials provided. Mr. Kezer further stated that the MAT’s function is to provide a recommendation to the Mayor for consideration of Host Community Agreements (HCA).

The members in attendance at the meeting introduced themselves (sign-in sheet attached).

Presentation of Humboldt Masters

Andrew Kazakoff presented an overview of Humboldt Masters, which included a summary of their history and the process of trying to find a location in Framingham.

Mr. Kazakoff stated that Humboldt Masters seek licensure as an adult use marijuana retail establishment to be located in an existing structure that is approximately 14,000 sf. Mr.

Kazakoff stated that the proposed location at 1094 Worcester Road is presently underutilized and the addition of their facility would make a positive impact on the area.

Mr. Kazakoff provided a brief review of the security plan with proposed installation of 360-degree security cameras, plans for trash disposal, and a panic alarm system.

Hours of operation would be consistent with what the City requires. Humboldt Masters proposed signage to be located on the existing freestanding sign and that would be compliant with the City's sign regulations.

The property has 48 off-street parking spaces that would be dedicated for use by Humboldt Masters. If traffic and/or off-street parking becomes an issue Humboldt Masters will conduct a traffic survey and will also hire an off-street parking lot attendant.

Mr. Kazakoff stated that they would have open communications with the neighborhood and abutters. Omar Lawrence introduced himself and described his educational and professional background, with a description of his current retail fish business in Boston.

Mr. Lawrence stated that Framingham is a diverse community that is up and coming, and Humboldt Masters feels that they would help improve the community. Mr. Lawrence stated that Humboldt Masters has no issues with the three percent impact fee since it will help the community. Mr. Lawrence further went into the hiring practices of Humboldt Masters, which included hiring locally, which is very important, with 40 percent of the employees being from Framingham. Mr. Lawrence presented an overview of Humboldt Master's plan for prevention of diversion to minors.

Mr. Kazakoff provided a reason why he and Mr. Lawrence partnered together. Mr. Kazakoff stated that he is the management of the business, while Mr. Lawrence will be doing the management of the retail and the day to day operations.

Humboldt Masters provided a review of their rotational program, also known as an accelerator program, which is seen in the industry as being run like a venture capital program. Members of the Humboldt Masters team would learn the front of the house and the back of the house operations. There would be 2-3 months of a rotation through the core aspects of a vertically integrated business: 2-3 months in accounting; 2-3 months in transportation; and 2-3 months in retail with the long-term goal of having employees learn to open and operate their own businesses based on what they have learned.

Mr. Kazakoff and Mr. Lawrence reviewed their philanthropic goals, specifically, prevention of domestic abuse and drug abuse.

Marijuana Advisory Team (MAT) Review

Mr. Kezer requested comments, questions, and/or requests for additional information from the MAT.

Officer Strange provided a review of the Police Department's standpoint relative to security. Officer Strange stated that the Police Department would need to review a security plan, a traffic plan, and operation protocols, in addition to anything related to point of purchase and diversion management and

a floor plan. Officer Strange stated that it's the Applicant's responsibility to manage the off-street parking lot and not depend on detail officers. Officer Strange requested that Humboldt Masters have an area for public transportation and management of pedestrian traffic. Officer Strange requested that Humboldt Masters have a protocol regarding deliveries, in addition to having a system in place if a delivery vehicle breaks down. Officer Strange stated that having a fire station very close on the opposite side of Route 9 (Worcester Road) will cause delays in traffic, and Humboldt Masters will need to know how to manage traffic relative to their business. Officer Strange concluded with a request for clarification regarding any disqualifiers on the CORI that would prevent someone from working for Humboldt Masters.

Michael Tusino requested clarification regarding slide 9 of the PowerPoint presentation, relative to construction permits. Mr. Lawrence stated that they would need interior build-out, but no exterior modifications. Mr. Tusino questioned if the use would require a change in footprint. Mr. Lawrence stated that there were no proposed footprint changes.

Attorney Zuretti asked if Humboldt Masters had filed as an entity with the Secretary of the Commonwealth and asked if a notice of lease has been executed with the owner of the real estate. Attorney Zuretti stated that Humboldt Masters will need to confirm that sewer and water bills are paid up to date, noting that Framingham has an aggressive program to ensure that people are being billed properly. Attorney Zuretti stated that the MAT would need to know where Humboldt Masters is banked.

Ms. Van Zandt requested information relative to Humboldt Masters' diversity plan, in addition to clarification as to how Humboldt Master plans on hiring 40 percent of its employees from Framingham. Ms. Van Zandt stated that Framingham has a large Brazilian population, where English is not their first language. Ms. Van Zandt questioned how Humboldt Master plans on training these individuals. Ms. Van Zandt requested clarification as to how Humboldt Masters would allow employees to move from retail to decision making roles. Mr. Lawrence stated that with Framingham's diverse population that speak multiple languages, Humboldt Masters will want to have people that are fluent in multiple languages so they can communicate with the customers. Ms. Van Zandt questioned where Humboldt Masters would recruit people from. Mr. Lawrence stated that they would be putting up a website, using local sources, and utilizing Framingham Career One.

Robin E. Williams requested clarification regarding odor control. Ms. Williams stated that the Health Department has its own regulations that Humboldt Masters would need to comply with.

Mr. Kezer questioned if Humboldt Masters had any questions and/or concerns regarding the proposed three percent community impact fee. Mr. Kezer questioned if Humboldt Masters had held a community outreach meeting, and if they had not the MAT would like for the abutters list to go beyond a 300-foot radius. Mr. Kezer provided a review of the status of the HCA. Mr. Kazakoff questioned if they should send Humboldt Masters draft HCA for MAT review. Attorney Zuretti followed up providing information relative to the Framingham HCA process.

Closing

Mr. Kezer stated that the MAT process is highly competitive and that the MAT is coming to the end of the process for making recommendations to the Mayor relative to HCAs.

Mr. Kezer thanked Humboldt Masters for coming in for the MAT meeting. It was noted that any additional submittals, requests, and/or questions should go through Ms. Loomis.

Voted by the MAT on July 10, 2019 (Vote 4-0-0)



FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)
150 CONCORD STREET, FRAMINGHAM, MA 01702

Appendix C – Marijuana Advisory Team (MAT) Application for Marijuana Retail Establishment Status

- CAN180001 – Marijuana Retail Establishment MAT Application CAN180001 (Beacon Compassion, Inc.), May 16, 2019
- CAN190005 – Marijuana Retail Establishment MAT Application CAN190005 (Humbolt Masters, LLC), May 16, 2019

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FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)
150 CONCORD STREET
FRAMINGHAM, MA 01702

May 16, 2019

By Electronic Mail and First Class Mail

Beacon Compassion, Inc.
115 Lincoln Road
Walpole, MA 02081
Attn: Mr. Steve Angelo, COO

RE: Marijuana Retail Establishment MAT Application CAN180001 (Beacon Compassion, Inc.)

Dear Mr. Angelo,

The Framingham Marijuana Advisory Team (MAT), would like to thank you for your interest in considering Framingham as a place to establish your Marijuana Retail Establishment. As you know, the City of Framingham's General Ordinances, Article VIII, Section 9.3, limit the number of Marijuana Retail Establishments that may be licensed by the Cannabis Control Commission to operate in Framingham to no more than six.

The Mayor has executed two Host Community Agreements ("HCA") with prospective Marijuana Retail Establishment licensees, and has invited four additional applicants to enter into negotiations for Host Community Agreements. If the negotiations for any of the remaining four applicants should fail, HCA applicants with completed MAT applications will be notified.

Please note that as of the date of this letter, your application is complete.

Thank you again for your interest in Framingham.

Sincerely,

Thatcher W. Kezer, III
Chief Operating Officer and MAT Chair

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FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)
150 CONCORD STREET
FRAMINGHAM, MA 01702

May 16, 2019

By Electronic Mail and First Class Mail

Humbolt Masters, LLC
149 Parsons Street
Brighton, MA 02135
Attn: Mr. E. Andrew Kazakoff,

RE: Marijuana Retail Establishment MAT Application CAN190005 (Humbolt Masters, LLC)

Dear Mr. Kazakoff,

The Framingham Marijuana Advisory Team (MAT), would like to thank you for your interest in considering Framingham as a place to establish your Marijuana Retail Establishment. As you know, the City of Framingham's General Ordinances, Article VIII, Section 9.3, limit the number of Marijuana Retail Establishments that may be licensed by the Cannabis Control Commission to operate in Framingham to no more than six.

The Mayor has executed two Host Community Agreements ("HCA") with prospective Marijuana Retail Establishment licensees, and has invited four additional applicants to enter into negotiations for Host Community Agreements. If the negotiations for any of the remaining four applicants should fail, HCA applicants with completed MAT applications will be notified.

Please note that as of the date of this letter, your application is complete.

Thank you again for your interest in Framingham.

Sincerely,

Thatcher W. Kezer, III
Chief Operating Officer and MAT Chair

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FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)
150 CONCORD STREET, FRAMINGHAM, MA 01702

Appendix D – Marijuana Advisory Team (MAT) Letters of Recommendation to the Mayor

- CAN180007 – Commonwealth Farm 1761, MAT Recommendation to the Mayor, May 15, 2019
- CAN180007 – Invitation to Negotiate Host Community Agreement, Commonwealth Farm 1761, May 15, 2019
- CAN180010 – BCWC, LLC (NovaFarms), May 15 2019, MAT Recommendation to the Mayor, May 15, 2019
- CAN180010 – Invitation to Negotiate Host Community Agreement, BCWC, LLC (NovaFarms), May 15, 2019
- CAN190001 – Patient Centric of Martha’s Vineyard, Ltd., MAT Recommendation to the Mayor, May 15, 2019
- CAN180010 – Invitation to Negotiate Host Community Agreement, Patient Centric of Martha’s Vineyard, Ltd., May 15, 2019

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FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)
150 CONCORD STREET
FRAMINGHAM, MA 01702

To: Dr. Yvonne M. Spicer, Mayor of Framingham
From: Thatcher W. Kezer, III, Chief Operating Officer and MAT Chair
Re: CAN180007 – Commonwealth Farm 1761, MAT Recommendation
Date: May 15, 2019

Dear Mayor Spicer,

Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, the Marijuana Advisory Team (MAT) is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA). This document, prepared by MAT, provides a recommendation for Applicant CAN180007, Commonwealth Farm 1761, Inc. ("CF 1761"), which seeks a license from the Cannabis Control Commission (CCC) to operate a Marijuana Cultivation Establishment at 1062 Edmands Road, Framingham, MA.

Applicant Information

Application Number	CAN180007
Applicant Name	Commonwealth Farm 1761, Inc.
Type of MAT Application	Marijuana Cultivator
Date of MAT Meeting	January 2, 2019
Proposed Location	1062 Edmands Road
Property Information	The property is located in a Single Family (R-4) Zoning District, which has been confirmed
Property Ownership	CF 1761 has an executed Lease Agreement with the owner of the property at 1062 Edmands Road

MAT Procedures

On December 2, 2018, the MAT received an application from CF 1761 through the MAT's online application portal. The MAT Application was reviewed on December 17, 2018, and deemed complete.

On January 2, 2019, the MAT met with representatives from CF 1761 in the Executive Conference Room at City Hall. During the MAT meeting, CF 1761's representatives, Jonathan Tucker, Commonwealth Farm 1761; Arthur White, Esq., Law Firm of Benjamin & White, P.C.; Jonathan DeRosa; Zack Hinkle; Bradford Baker, FTG Security; Adam Fine, Esq., Vicente Sederberg, LLC; and Rebecca Rutenberg, Esq., Vicente Sederberg, LLC presented information regarding CF 1761's

organization and its proposed business operations. Attached is a copy of the MAT Meeting Minutes for your reference.

On January 31, 2019, the MAT met as a group to review CF 1761's MAT application. After discussion, the MAT voted (eight in favor, zero in opposition, with Amanda Zuretti, Esq., as designee of the City Solicitor, abstaining) to request additional information prior to the MAT inviting CF 1761 to be considered for the negotiation of a HCA with the City for a Marijuana Cultivation Establishment to be located at 1062 Edmands Road. Such additional information requested included:

1. Lease showing the specifically demised premises at 1062 Edmands Road, Framingham, MA;
2. Subdivision plan, site plan with rendering, and narrative to show location of buildings, access and sources of water and sewer service for contemplated Marijuana Cultivator and Product Manufacturer;
3. Evidence that Commonwealth Farm 1761, Inc. has established bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses; and
4. A security plan.

On May 1, 2019, the MAT reviewed the newly received information provided by CF 1761 at the request of the MAT on January 31, 2019. At such time the MAT voted (five in favor, zero in opposition, and zero in abstention) to recommend that the Mayor invite CF 1761 to negotiate an HCA with the City for a Marijuana Cultivation Establishment to be located at 1062 Edmands Road, with the requirements that a site plan be provided showing the setbacks in accordance with Section II.B.6.C, Footnote 14 of the Framingham Zoning By-law.

On January 7, 2019, CF 1761 held a community outreach meeting at Framingham Friends Meeting House at 841 Edmands Road. Such notice appeared in the MetroWest Daily Newspaper on December 30, 2018.

MAT Recommendation and Qualifications for Recommendation

The MAT's recommendation is based upon the information submitted by CF 1761 in its MAT Application, at the January 2, 2019, and the January 31, 2019 MAT meeting, in addition to the information submitted as requested by the MAT. The MAT finds that CF 1761 has demonstrated the following favorable criteria:

1. The proposed Marijuana Cultivation Establishment at 1062 Edmands Road is located within the Single Family (R-4) Zoning District identified in the Framingham Zoning By-Laws. Such parcel of land is comprised of more than 15 acres of land and is engaged in "farming" or "Agriculture" as defined in M.G.L. c. 128 Section 1A;
2. Commitment to Framingham through its Binding Letter of Intent/Option to Lease 1062 Edmands Road as set forth in the Lease Agreement dated January 29, 2019;

3. Commitment to working in a good faith, legal and non-discriminatory manner to hire local vendors, suppliers, contractors and builders from the Framingham area where possible, as documented in both the MAT Application and at the MAT meeting; and
4. Proof of having established a bank account for its adult use Marijuana Cultivation/Production Establishment with Gardner Federal Credit Union.

Conclusion

The MAT recommends that CF 1761 be invited to negotiate an HCA with the City for a Marijuana Cultivation Establishment at 1062 Edmands Road, with the requirement that the a site plan be submitted showing the setbacks in accordance with Section II.B.6.C, Footnote 14 of the Framingham Zoning By-law. Furthermore, CF 1761 shall ensure that all bills due to the City of Framingham are paid in full, and all public infrastructure issues are resolved prior to any HCA agreements.

If you should have any questions or concerns regarding this recommendation, please do not hesitate to contact the MAT.

Enclosures:

- MAT Meeting Minutes for Caregiver Patient Connection, January 2, 2019
- Letter from the MAT, Re: Request for Supplemental Information -Marijuana Cultivator and Product Manufacturer - Commonwealth Farm 1761, Inc., 1062 Edmands Road, Framingham, MA, dated February 7, 2019

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FRAMINGHAM

MASSACHUSETTS

Dr. Yvonne M. Spicer
Mayor

Thatcher W. Kezer III
Chief Operating Officer

OFFICE OF THE MAYOR
Memorial Building, Room 121
150 Concord Street
Framingham, MA 01702

Phone (508) 532-5401
Fax (508) 532-5409
mayor@framinghamma.gov
www.framinghamma.gov

May 15, 2019

By Electronic Mail and First-Class Mail
Commonwealth Farm 1761, Inc.
c/o Benjamin & White, P.C.
600 Worcester Road, Suite 401
Framingham, MA 01702
Attn.: Jonathan Tucker, CEO

Re: Invitation to Negotiate Host Community Agreement for Marijuana Cultivation Establishment with City of Framingham, Massachusetts

Dear Mr. Tucker,

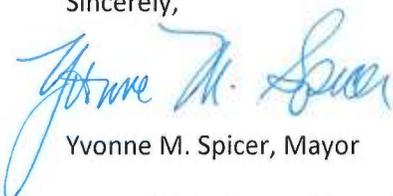
I am pleased to invite Commonwealth Farm 1761, Inc. ("CF 1761") to enter into negotiations for a Host Community Agreement with the City of Framingham, Massachusetts ("City") for CF 1761's Marijuana Cultivation Establishment to be located at 1062 Edmands Road. Required terms of the Host Community Agreement include, but are not limited to, the Planning Board's approval of a site plan showing the required setbacks as outlined in Section II.B.6.C, Footnote 14 of the Framingham Zoning By-law; payment of any and all real estate taxes and water and sewer charges due the City of Framingham, and agreement to bear the costs of necessary public infrastructure improvements for your Marijuana Cultivation Establishment.

This invitation is made following the recommendation of the City's Marijuana Advisory Team (MAT). The MAT voted 5-0-0, on May 1, 2019.

Please respond to this office and to Christopher J. Petrini, City Solicitor, at 372 Union Avenue, Framingham, MA 01702 or by telephone at (508) 665-4310 and electronic mail at cpetrini@petrinilaw.com at your earliest convenience.

I look forward to hearing from you and to welcoming CF 1761 to Framingham.

Sincerely,



Yvonne M. Spicer, Mayor

cc: Thatcher W. Kezer, III, Chief Operating Officer
Christopher J. Petrini, City Solicitor

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FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)
150 CONCORD STREET
FRAMINGHAM, MA 01702

To: Dr. Yvonne M. Spicer, Mayor of Framingham
From: Thatcher W. Kezer, III, Chief Operating Officer and MAT Chair
Re: CAN180010 – BCWC, LLC (NovaFarms), MAT Recommendation
Date: May 15, 2019

Dear Mayor Spicer,

Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, the Marijuana Advisory Team (MAT) is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA). This document, prepared by MAT, provides a recommendation for Applicant CAN180010, BCWC, LLC (“NovaFarms”), which seeks a license from the Cannabis Control Commission (CCC) to operate a Marijuana Retail Establishment at 1137 Worcester, Framingham, MA.

Applicant Information

Application Number	CAN180010
Applicant Name	BCWC, LLC (NovaFarms)
Type of MAT Application	Marijuana Retail Establishment
Date of MAT Meeting	January 16, 2019 and May 1, 2019
Proposed Location	1137 Worcester Road
Property Information	The property is located in a Marijuana Retail Establishment (MRE) Overlay District, which has been confirmed – MAT Applicant shall confirm that location is more than 500’ from a school (K-12)
Property Ownership	NovaFarms has an executed a Purchase and Sale Agreement with the owner of the property, which is dependent upon receiving a HCA from the City of Framingham

MAT Procedures

On December 14, 2019, the City received an application from NovaFarms through the MAT’s online application portal. The MAT Application was reviewed on December 18, 2019, and deemed complete.

On January 16, 2019, the MAT met with representatives from NovaFarms in the Blumer Conference Room at City Hall. During the MAT meeting, NovaFarms representatives, Derek Ross, Manager, BCWC LLC; Meg Sanders, Will & Way; Erik Williams, Will & Way; Blair Fish, BCWC LLC; Patrick Moynihan, McCormack Suny, LLC presented information regarding NovaFarms’

organization and its proposed business operations. Attached is a copy of the January 16, 2019, MAT Meeting Minutes for your reference.

On January 31, 2019, the MAT met as a group to review NovaFarms' MAT application. After discussion, the MAT voted (eight in favor, zero in opposition, with Amanda Zuretti, Esq., as designee of the City Solicitor, abstaining) to request additional information prior to the MAT considering NovaFarms to be considered for a recommendation to the Mayor. Such additional information requested included:

1. A site plan with rendering and narrative to show NovaFarms' contemplated use of the site; and
2. Evidence that it has established bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses.

On May 1, 2019, the MAT received a presentation from NovaFarms, which included a presentation in response of the MAT February 13, 2019, letter requesting additional information.

On May 8, 2019, the MAT reviewed the new information received prior to the May 1, 2019, MAT meeting. The MAT voted (six in favor, zero in opposition, and zero in abstention) to recommend that the Mayor negotiate an HCA with NovaFarms regarding its proposed Marijuana Retail Establishment to be located at 1137 Worcester Road. The MAT recommends, if a HCA is extended to NovaFarms that a requirement that NovaFarms work with the neighbors to improve safety and the abutting neighborhood roadways.

MAT Recommendation and Qualifications for Recommendation

The MAT's recommendation is based upon the information submitted by NovaFarms in its MAT Application, at the January 16, 2019 and the May 1, 2019 MAT meeting, in addition to the information submitted as requested by the MAT. The MAT finds that NovaFarms has demonstrated the following favorable criteria:

1. The proposed Marijuana Retail Establishment at 1137 Worcester Road is located within the Business (B) Zoning District and the Marijuana Retail Establishment (MRE) Overlay District, which allow such uses as outlined in the Framingham Zoning By-Laws;
2. Commitment to Framingham through its executed Purchase and Sales Agreement for the property located at 1137 Worcester Road;
3. Experience in the marijuana cultivation and retail industry through its operations in Attleboro, MA; Colorado; Rhode Island; and Maine;
4. Commitment to working in a good faith, legal and non-discriminatory manner to hire local vendors, suppliers, contractors and builders from the Framingham area where possible, as documented in both the MAT Application and at the MAT meeting; and
5. Proof of having established a bank account for its adult use Marijuana Retail Establishment with Century Bank and GFA Federal Credit Union.

Conclusion

The MAT recommends that NovaFarms be invited to negotiate an HCA with the City for a Marijuana Retail Establishment at 1137 Worcester Road, with the requirement that they work with the neighbors throughout the process.

If you should have any questions or concerns regarding this recommendation, please do not hesitate to contact the MAT.

Enclosures:

- MAT Meeting Minutes for NovaFarms, January 16, 2019
- Letter from the MAT, Re: Request for Supplemental Information - Marijuana Retail Establishment – BCWC, LLC, 1151 Worcester Road, Framingham, MA, February 13, 2019

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FRAMINGHAM
MASSACHUSETTS

Dr. Yvonne M. Spicer
Mayor

Thatcher W. Kezer III
Chief Operating Officer

OFFICE OF THE MAYOR
Memorial Building, Room 121
150 Concord Street
Framingham, MA 01702

Phone (508) 532-5401
Fax (508) 532-5409
mayor@framinghamma.gov
www.framinghamma.gov

May 15, 2019

By Electronic Mail and First-Class Mail
BCWC, LLC (NovaFarms)
34 Extension Street
Attleboro, MA 02703
Attn.: Derek A. Ross

**Re: Invitation to Negotiate Host Community Agreement for Marijuana Retail
Establishment with City of Framingham, Massachusetts**

Dear Mr. Ross,

I am pleased to invite BCWC, LLC ("NovaFarms") to enter into negotiations for a Host Community Agreement with the City of Framingham, Massachusetts ("City") for NovaFarms' Marijuana Retail Establishment to be located at 1137 Worcester Road.

This invitation is made following the recommendation of the City's Marijuana Advisory Team (MAT). The MAT voted 6-0-0, on May 8, 2019.

Please respond to this office and to Christopher J. Petrini, City Solicitor, at 372 Union Avenue, Framingham, MA 01702 or by telephone at (508) 665-4310 and electronic mail at cpetrini@petrinilaw.com at your earliest convenience.

I look forward to hearing from you and to welcoming NovaFarms to Framingham.

Sincerely,



Yvonne M. Spicer
Mayor

cc: Thatcher W. Kezer, III, Chief Operating Officer
Christopher J. Petrini, City Solicitor

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FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)

150 CONCORD STREET
FRAMINGHAM, MA 01702

To: Dr. Yvonne M. Spicer, Mayor of Framingham
From: Thatcher W. Kezer, III, Chief Operating Officer and MAT Chair
Re: CAN190001 – Patient Centric of Martha’s Vineyard, Ltd.
Date: May 15, 2019

Dear Mayor Spicer,

Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, the Marijuana Advisory Team (MAT) is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA). This document, prepared by MAT, provides a recommendation for Applicant CAN190001, Patient Centric of Martha’s Vineyard, Ltd. (“PCMV”), which seeks a license from the Cannabis Control Commission (CCC) to operate a Marijuana Retail Establishment at 85 Worcester, Framingham, MA.

Applicant Information

Application Number	CAN190001
Applicant Name	Patient Centric of Martha’s Vineyard, Ltd. (“PCMV”)
Type of MAT Application	Marijuana Retail Establishment
Date of MAT Meeting	January 24, 2019
Proposed Location	85 Worcester Road
Property Information	The property is located in a Marijuana Retail Establishment (MRE) Overlay District, which has been confirmed – MAT Applicant shall confirm that location is more than 500’ from a school (K-12)
Property Ownership	PCMV has an executed a Lease Agreement with the owner of the property, which is dependent upon receiving a HCA from the City of Framingham

MAT Procedures

On January 9, 2019, the City received an application from PCMV through the MAT’s online application portal. The MAT Application was reviewed on January 14, 2019, and deemed complete.

On January 24, 2019, the MAT met with representatives from PCMV in the Executive Conference Room at City Hall. During the MAT meeting, PCMV representatives, Devin Hall, Acreage Holdings, Inc.; Valerio Romano, Esq., Vicente Sederberg; Rebecca Rutenberg, Esq. Vicente Sederberg; Geoff Rose, Patient Centric of Martha's Vineyard; Frank Matthews, Acreage Holdings, Inc.; Scott Rudy, Acreage Holdings, Inc. presented information regarding PCMV's organization and its proposed business operations. Attached is a copy of the January 24, 2019, MAT Meeting Minutes for your reference.

On February 6, 2019, the MAT met as a group to review PCMV's MAT application. After discussion, the MAT voted (eight in favor, zero in opposition, with Amanda Zuretti, Esq., as designee of the City Solicitor, abstaining) to request additional information prior to the MAT considering PCMV to be considered for a recommendation to the Mayor. Such additional information requested included:

1. evidence that it has established bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses; and
2. interior floor plan and exterior floor plan for the proposed location.

On May 15, 2019, the MAT reviewed the new information received from PCMV since the February 6, 2019 MAT Letter. The MAT voted (eight in favor, zero in opposition, with Amanda Zuretti, Esq., as designee of the City Solicitor, abstaining) to recommend that the Mayor negotiate an HCA with PCMV regarding its proposed Marijuana Retail Establishment to be located at 85 Worcester Road.

On January 29, 2019, PCMV hosted a community outreach meeting, at which only two members of the public attended, these individuals were other prospective marijuana business owners.

MAT Recommendation and Qualifications for Recommendation

The MAT's recommendation is based upon the information submitted by PCMV in its MAT Application, at the January 24, 2019, in addition to the information submitted as requested by the MAT. The MAT finds that PCMV has demonstrated the following favorable criteria:

1. The proposed Marijuana Retail Establishment at 85 Worcester Road is located within the Business (B) Zoning District and the Marijuana Retail Establishment (MRE) Overlay District, which allow such uses as outlined in the Framingham Zoning By-Laws;
2. Commitment to Framingham through its executed lease agreement for the property located at 85 Worcester Road;

3. Experience in the marijuana cultivation and retail industry through its operations in West Tisbury, MA;
4. Commitment to working in a good faith, legal and non-discriminatory manner to hire local vendors, suppliers, contractors and builders from the Framingham area where possible, as documented in both the MAT Application and at the MAT meeting; and
5. Proof of having established a bank account for its medical use at with Century Bank and its adult use Marijuana Retail Establishment with BayCoast Bank.

Conclusion

The MAT recommends that PCMV be invited to negotiate an HCA with the City for a Marijuana Retail Establishment at 85 Worcester Road, with the requirement that they work with the neighbors throughout the process.

If you should have any questions or concerns regarding this recommendation, please do not hesitate to contact the MAT.

Enclosures:

- MAT Meeting Minutes for PCMV, January 24, 2019
- Request for Supplemental Information - Marijuana Retail Establishment –Patient Centric of Martha’s Vineyard, Ltd., 85 Worcester Road, Framingham, MA, dated March 4, 2019

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FRAMINGHAM
MASSACHUSETTS

Dr. Yvonne M. Spicer
Mayor

Thatcher W. Kezer III
Chief Operating Officer

OFFICE OF THE MAYOR
Memorial Building, Room 121
150 Concord Street
Framingham, MA 01702

Phone (508) 532-5401
Fax (508) 532-5409
mayor@framinghamma.gov
www.framinghamma.gov

May 15, 2019

By Electronic Mail and First-Class Mail
Patient Centric of Martha's Vineyard, Ltd.
PO Box 1323
West Tisbury, MA 02575
Attn.: Geoff Rose

**Re: Invitation to Negotiate Host Community Agreement for Marijuana Retail
Establishment with City of Framingham, Massachusetts**

Dear Mr. Rose,

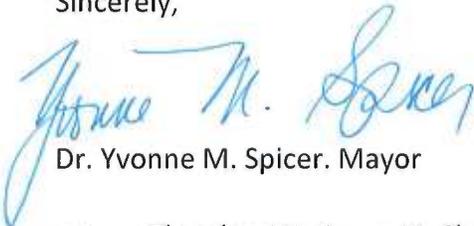
I am pleased to invite Patient Centric of Martha's Vineyard, Ltd. ("PCMV") to enter into negotiations for a Host Community Agreement with City of Framingham, Massachusetts ("City") for PCMV's Marijuana Retail Establishment to be located at 85 Worcester Road.

This invitation is made following the recommendation of the City's Marijuana Advisory Team (MAT). The MAT voted 6-0-0, on May 15, 2019.

Please respond to this office and to Christopher J. Petrini, City Solicitor, at 372 Union Avenue, Framingham, MA 01702 or by telephone at (508) 665-4310 and electronic mail at cpetrini@petrinilaw.com at your earliest convenience.

I look forward to hearing from you and to welcoming PCMV to Framingham.

Sincerely,



Dr. Yvonne M. Spicer, Mayor

cc: Thatcher W. Kezer, III, Chief Operating Officer
Christopher J. Petrini, City Solicitor

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