



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

Marijuana Advisory Team (MAT) Quarterly Report

<b>Report Number</b>	MAT Report 1
<b>Report Date</b>	January 10, 2019
<b>Quarter</b>	October 1, 2018 – December 1, 2018
<b>Members of MAT</b>	Thatcher W. Kezer III, City COO and MAT Chair; Sam Wong, Health Department, Director (whose designee is Robin Williams, Health Department); Michael Tusino, Department of Inspectional Services, Building Commissioner; Amanda Loomis, Planning Board Administrator; Chief Joseph Hicks, Fire Department; Officer Keith Strange, Police Department; and Victor Pereira, Police Department; Jacquetta Van Zandt, Senior Advisor to the Mayor on External Affairs
<b>Legal Council</b>	Christopher J. Petrini, City Solicitor, whose designee is Amanda Zuretti, Esq. of Petrini & Associates, P.C.

**Executive Summary**

Between October 1, 2018, through December 31, 2018, the City of Framingham produced Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries (“Policy of the Mayor 02-18”), formed the Marijuana Advisory Team (MAT), and launched the Marijuana Regulation website through which the MAT received 12 applications for Host Community Agreements (HCA), for marijuana establishments and Registered Marijuana Dispensaries. As of December 31, 2018, the MAT heard presentations from five of the initial applicants for HCA, but had not yet made any recommendation to the Mayor that invitations to negotiate HCA be extended.

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## Introduction

The City has worked diligently to ensure proper and efficient regulation of marijuana establishments and Registered Marijuana Dispensaries (RMD) in accordance with the Framingham General By-Laws and Framingham Zoning By-Laws and Framingham Zoning Maps. To ensure timely and transparent review of requests for HCA from marijuana establishments and RMDs seeking to locate in Framingham, the Mayor's Office developed Policy of the Mayor 02-18 which requires, in part, that the MAT prepare quarterly and annual reports. This Quarterly Report for October 1, 2018 through December 31, 2018 outlines important events and dates concerning MAT Applications received and summarizes reports from various municipal departments whose representative participate in the MAT.

### History of Marijuana Regulation in Framingham (October 1, 2018, through December 31, 2018)

On October 5, 2018, Mayor Yvonne M. Spicer signed the City of Framingham's General By-Laws (Article VIII Business and Commerce Provisions, Section 9 Marijuana Establishments; and Article V, Health, Section 1.5 Prohibition of Consumption or Ingestion of Marijuana or Tetrahydrocannabinol (as defined in M.G.L. c. 94C, § 1, as amended), Cannabinoids or Products Containing the same in Public Places), Zoning By-Laws (amendments to Section II.B and VI.F), and amendments to the Framingham Zoning Map (Establishment of Marijuana Retail) relative to the regulation of marijuana establishments in Framingham. Following the approval of these General and Zoning By-Laws, Thatcher W. Kezer III, Chief Operating Officer for the City worked with various staff members and the City Solicitor's Office to develop the Policy of the Mayor 02-18, the form of the MAT Application for HCA and the process by which MAT Applications would be reviewed.

### Quarter Timeline and Important Dates

- October 5, 2018 – Mayor Spicer signs amendments to the Framingham General By-Laws, the Framingham Zoning By-Law and Framingham Zoning Map.
- November 13, 2018 – Introductory MAT meeting.
- November 14, 2018 – Policy of the Mayor 02-18.
- November 14, 2018 – Marijuana Regulation Website went live on the City of Framingham Website (<https://www.framinghamma.gov/marijuana-regulation>).
- November 21, 2018 – MAT Application went live for electronic submittal of MAT Application and supporting documentation.
- December 17, 2018 – MAT Meeting (Applications CAN180008 and CAN180009)
- December 20, 2018 – MAT Meeting (Applications CAN180002, CAN180003, and CAN180004)

### Marijuana Advisory Team (MAT) Meetings

MAT meets on the first and third Wednesday of each month unless modified by holidays, or as necessary.

### Marijuana Advisory Team (MAT) General Meetings

On November 13, 2018, prior to the release of Policy of the Mayor 02-18met the MAT met to review and discuss the Policy and the implementation of the MAT Application review process.

## Marijuana Advisory Team (MAT) Application Review Meetings

MAT applications are reviewed for completeness in the order in which they are received<sup>1</sup>. Once a MAT application is deemed complete, the MAT schedules a meeting with the Applicant. If a MAT Application is deemed incomplete, the Applicant is notified and provided a MAT Checklist that outlines the missing information. Once the Applicant provides the necessary information to MAT, the information is again reviewed for completeness.

- December 17, 2018, the MAT met for approximately 30 minutes prior to the meetings with applications CAN180008, TEMESCAL WELLNESS OF MASSACHUSETTS INC., f/k/a MANNA WELLNESS, INC. (“Temescal”) (proposing an adult use marijuana retail establishment to be co-located with its RMD at 665 Cochituate Road), and CAN180009, CULTIVATE HOLDINGS, LLC, (“Cultivate”) (proposing a co-located adult use marijuana retail establishment and RMD at 250 Worcester Road). Following the MAT’s preparatory meeting, the MAT met with representatives from Temescal and Cultivate for approximately 45 minutes each. MAT meeting minutes can be found on the Marijuana Regulation webpage.
- December 20, 2018, the MAT met approximately 15 minutes prior to the meetings with CAN180002-CAN180003 CAN180003, VITASPHERE, INC. (“Vitasphere”) (proposing an adult use marijuana retail establishment to be co-located with and RMD at 271 Worcester Road) and CAN180004, CAREGIVER-PATIENT CONNECTION, INC., (“CPC”) (proposing an indoor cultivation and product manufacturing facility at 60 and 61 Tripp Street). Following the MAT’s preparatory meeting, the MAT met with representatives from Vitasphere and CPC for approximately 45 minutes each. MAT meeting minutes can be found on the Marijuana Regulation webpage.

## Marijuana Advisory Team (MAT) Meeting Minutes

Minutes for MAT meetings held between October 1, 2018, and December 31, 2018, can be found in Appendix A for:

- December 17, 2018, meeting with CAN180008, TEMESCAL WELLNESS OF MASSACHUSETTS INC., f/k/a MANNA WELLNESS, INC., (665 Cochituate Road)
- December 17, 2018, meeting with CAN180009, CULTIVATE HOLDINGS, LLC, (250 Worcester Road)
- December 20, 2018, meeting with CAN180002 and CAN180003, VITASPHERE, INC. (271 Worcester Road)
- December 20, 2018, meeting with CAN180004, CAREGIVER-PATIENT CONNECTION, INC. (60 and 61 Tripp Street)

## Quarterly Reporting for the Marijuana Advisory Team (MAT) – October 1, 2018, through December 31, 2018

The MAT is responsible for reviewing MAT Applications meeting marijuana establishments and RMDs seeking to negotiate HCA with the City and for making recommendations to the Mayor to

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<sup>1</sup> Applications CAN180008 and CAN180009 were submitted via paper prior to the opening of the electronic MAT Application process, therefore information submitted was manually entered into the ACCELA program. Although receiving MAT Application numbers 8 and 9, these applications were the first two applications submitted.

extend invitations to negotiate HCA. Between November 14, 2018 and December 31, 2018, the MAT has received 12 MAT Applications and held two MAT meetings at which five MAT applications were reviewed. Table 1 – MAT Application Statistics (October 1, 2018 through December 31, 2018) provides a review of the number of MAT applications received, status of the MAT applications, and MAT meeting information.

Table 1 - MAT Application Statistics (October 1, 2018 through December 31, 2018)

	October of 2018	November of 2018	December of 2018	Total
<b>Application Numbers</b>	NA	9	3	12
<b>Applications deemed complete on 1<sup>st</sup> review</b>	NA	8	1	9
<b>Number of MAT Meetings</b>	NA	1	2	3
<b>Number of Applications Reviewed During a MAT Meeting</b>	NA	0	5	5
<b>Number of HCA Recommendations to the Mayor</b>	NA	NA	0	0

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

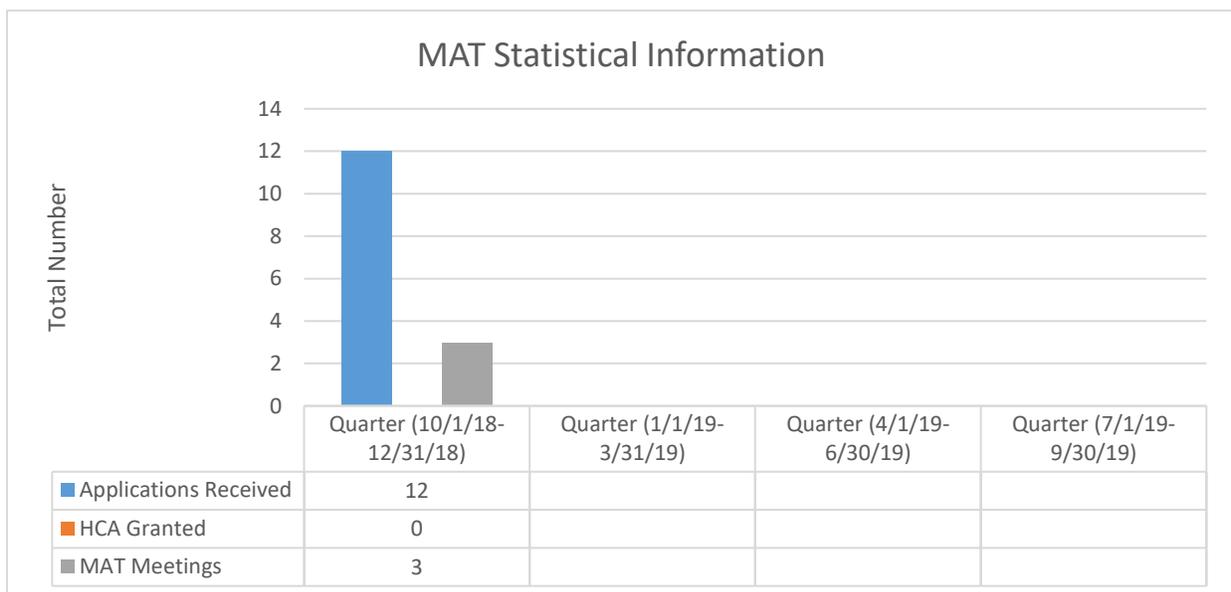


Table 12 – MAT Applications received as of December 31, 2018, provides a tracking of all MAT Applications received as of December 31, 2018, in addition to the status of the MAT Application.

Table 2 - MAT Application received as of December 31, 2018

Application Number	Organization Name	Location	Type of Application	Status as of 12/31/2018
CAN180001	BEACON COMPASSION INC., F/K/A BEACON COMPASSION CENTER, INC.	315 Worcester Road	Retail	MAT Meeting 01/16/2019 HCA recommendation pending
CAN180002	VITASPHERE, INC.	271 Worcester Road	RMD	MAT Meeting 12/20/2018 HCA recommendation pending
CAN180003	VITASPHERE, INC.	271 Worcester Road	Retail	MAT Meeting 12/20/2018 HCA recommendation pending
CAN180004	THE CAREGIVER-PATIENT CONNECTION, INC.	60 and 61 Tripp Street	Product Manufacturing and Cultivation	MAT Meeting 12/20/2018 HCA recommendation pending
CAN180005	GREEN RUSH LLC	271 Worcester Road	Retail and RMD	MAT Meeting 01/02/2019 HCA recommendation pending
CAN180006	UNION TWIST, INC.	630 Worcester Road	Retail and RMD	MAT Meeting 01/02/2019 HCA recommendation pending
CAN180007	COMMONWEALTH FARM 1761, INC.	1062 Edmands Road	Product Manufacturing and Cultivation	MAT Meeting 01/02/2019 HCA recommendation pending
CAN180008	TEMESCAL WELLNESS OF MASSACHUSETTS INC., f/k/a MANNA WELLNESS, INC.	665 Cochituate Road	Retail	MAT Meeting 12/17/2018 HCA recommendation pending
CAN180009	CULTIVATE HOLDINGS, LLC	250 Worcester Road	Retail and RMD	MAT Meeting 12/17/2018 HCA recommendation pending
CAN180010	BSWC, LLC (soon to be NovaFarms)	1151 Worcester Road	Retail	MAT Meeting 01/16/2019 HCA recommendation pending
CAN180011	EMERALD COAST GROWERS, LLC	Location not identified	Retail and RMD	Incomplete Application MAT Meeting not scheduled
CAN180012	CLOUD CREAMERY	115 Herbert Street	Processing	MAT Meeting 01/28/2019

## Marijuana Advisory Team (MAT) Department Report

This Section of the Quarterly Report provides a summary of marijuana-related permitting and/or reporting by several municipal departments below, whose representatives comprise the MAT:

- On April 15, 2018, the Department of Inspectional Services issued a building permit for the property located at 665 Cochituate Road, Temescal Wellness. On July 30, 2018, the Department of Inspectional Services issued a certificate of occupancy.
- On December 5, 2018, the Health Department received one application relative to Marijuana Retail/RMD from Cultivate (Cultivate Holdings, LLC), which proposed to locate at 250 Worcester Road. The Application was submitted by Robert Lally, Jr., received. As of December 31, 2018, the Health Department had not taken action on the application.
- The Planning Board received two applications for Minor Site Plan Review for two marijuana retail establishments:
  - PB-30-18: 250 Worcester Road, Cultivate. On November 15, 2018, the Planning Board received an application for Minor Site Plan Review, Special Permit for a Reduction in the Required Number of Off-street Parking Spaces, and a Special Permit for Dimensional Relief to the Off-street Parking Design Standards and held two public hearings (November 29, and December 6, 2018) for the project. The Planning Board approved the project with conditions on December 6, 2018.
  - PB-32-18: 665 Cochituate Road, Temescal Wellness. On December 5, 2018, the Planning Board received an application for Minor Site Plan Review and held an open public hearing on December 20, 2018. The Planning Board continued the public hearing after hearing testimony to January 10, 2019.

#### Appendix A – Marijuana Advisory Team (MAT) Meeting Minutes

- December 17, 2018, meeting with CAN180008, Temescal Wellness (665 Cochituate Rd)
- December 17, 2018, meeting with CAN180009, Cultivate (250 Worcester Rd)
- December 20, 2018, meeting with CAN180002 and CAN180003, VitaSphere (271 Worcester Rd)
- December 20, 2018, meeting with CAN180004, CPC (60 and 61 Tripp St)

## Marijuana Advisory Team (MAT) Meeting Minutes



<b>Application Number</b>	CAN180008
<b>Company Name</b>	Temescal Wellness Inc.
<b>Date of MAT Meeting</b>	December 17, 2018
<b>Location of Meeting</b>	Executive Conference Room
<b>Type of Application</b>	Marijuana Retail Establishment

Attendance	
Temescal Wellness	<ul style="list-style-type: none"> <li>Attorney Jim Hanrahan, Bowditch &amp; Dewey</li> <li>Red Rebholz, Temescal Wellness</li> <li>Julia Germaine, Temescal Wellness</li> </ul>
MAT	<ul style="list-style-type: none"> <li>Thatcher W. Kezer III, COO, Chair</li> <li>Mary Ellen Kelly, CFO</li> <li>Sam Wong, Department of Public Health, Director</li> <li>Chief Joseph Hicks, Fire Department</li> <li>Officer Keith Strange, Police Department</li> <li>Deputy Chief Victor Pereira, Police Department</li> <li>Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office</li> <li>Michael Tusino, Building Commissioner, Department of Inspectional Services</li> <li>Amanda Loomis, Planning Board Administrator</li> </ul>
Legal Council	<ul style="list-style-type: none"> <li>Attorney Amanda Zuretti, Petrini &amp; Associates</li> </ul>

### 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.

### Presentation Temescal Wellness

Attorney Hanrahan provided a brief review of the activities that would occur during the week of December 17, 2018. Such activities included the Technical Review Team (TRT) meeting on December 18, 2018, and the Planning Board open public hearing on Thursday, December 20, 2018. Attorney Hanrahan turned the presentation over to Ted Rebholz.

Mr. Rebholz stated that the Temescal Wellness Registered Marijuana Dispensary (RMD) is currently located at 665 Cochituate Road. Temescal Wellness has operated in this location as an

RMD since opening in September of 2018, without any complaints and/or issues. The Temescal Wellness team has also been operating its headquarters at 665 Cochituate Road since the summer of 2018, on the second floor of the structure.

Mr. Rebholz stated that Temescal Wellness is the only organization that has followed through with its agreement with Framingham. Temescal Wellness has hired dozens of people at living wage jobs that included dental, health, and vision insurance. Mr. Rebholz provided an overview of Temescal Wellness' operations in New Hampshire, where the organization received four licenses, one includes a production facility in Manchester, New Hampshire. Temescal Wellness also operates in Maryland and operates under all three license types, of which, Temescal Wellness was the first to get all three up and running. Mr. Rebholz summarized that Temescal Wellness operates in nine municipalities across three states and were first to open in all communities except for one location. It was further stated that Temescal Wellness' presence is also in Hudson and Pittsfield, Massachusetts, of which marijuana retail establishment sales have been approved by the Cannabis Control Commission (CCC) and will open in January of 2019.

Mr. Rebholz reinforced that the office location for Temescal Wellness is located on the second floor of 665 Cochituate Road. Additionally, Mr. Rebholz stated that he purchased a home two towns over, showing further commitment to Framingham. Mr. Rebholz further stated that Amy Fisher and Lisa Cats (Head of Sales and Marketing) are both located at 665 Cochituate Road.

Mr. Rebholz provided an overview of the organization's security operations. It was noted that security and compliance is a focus of Temescal Wellness every day, and audits occur multiple times prior to a Framingham audit.

It was stated that both Mr. Kezer and Dr. Wong have both visited the 665 Cochituate Road location, in addition to Michael Cannon, District 4 City Council and Dennis Giombetti, District 5 City Council. Both George King, Councilor At-large and Cheryl Tully Stoll, Councilor At-large have been invited to visit the site but have not attended.

In closing, an overview of meetings with abutters to the site, in addition to the other tenants at 665 Cochituate Road have taken place. Delivery operations and how products are delivered were reviewed. It was noted that everything is pre-packaged, no processing takes place on-site. It was further reviewed how off-street parking would occur and that Temescal Wellness did not anticipate the issues experienced in Leicester.

Temescal Wellness anticipates opening as a marijuana retail establishment in either quarter two or three of 2019.

### **Marijuana Advisory Team (MAT) Review**

Mr. Kezer thanked Temescal Wellness for their presentation and overview of their organization and then opened the floor to members of the MAT for questions and comments.

- Michael Tusino requested clarification regarding the need to tenant fit out of the space for the addition of marijuana retail sales. Temescal Wellness noted that internal fit out was completed prior to the opening of the RMD and that no additional fit out was required for the addition of marijuana retail sales.
- Jacquetta Van Zandt stated that she did not have any comments at this time.

- Victor Pereira stated that the Police Department would be conducting a comprehensive check of the organization and that registered agents would be checked annually for any disqualifying factors.
- Chief Joseph Hicks stated that he did not have any comments at this time.
- Sam Wong provided an overview of the Board of Health’s review of adult use marijuana, noting that the process is much simpler than the RMD process.
- Amanda Loomis requested clarification regarding left hand turns in and out of the site, in addition to clarification regarding the separation of delivery operations.
- Mary Ellen Kelly stated that she had reviewed the tax returns and noted that the organization only started collecting revenue in 2018. Ms. Kelly further requested clarification regarding the first medical sales in June of 2018, the relocation of the headquarters, and the types of jobs created.
- Attorney Amanda Zuretti provided a series of questions to Temescal Wellness, which included:
  - A request for clarification regarding the co-location of the RMD and the marijuana retail operations pursuant to the review of the final licensure and on-site security. In summary, a majority of the information is detailed for the RMD, however, how will this location be co-located regarding signage, and internal and external diversion control? How will Temescal Wellness regulate what is taking place in the parking lot, especially with the addition of the new operation and the queuing of clients? Will clients be separated to allow for a dedicated patient and consultation area?
    - Temescal Wellness responded that the facility has been designed to manage and meet entrance protocols, where medical patients will receive priority services and entry, and that there will be a separate area dedicated to patients and consultation. The marijuana retail will be a queuing standing line.
  - How will Temescal Wellness prepare for internal and external diversion?
    - Temescal Wellness responded that the organization will use the same license reader for both medical and non-medical clients. Additionally, there will be only one entrance and exit, and the ID has to be scanned prior to entrance into the facility. The parking lot will have controls that include 3 cameras around the structure.
  - Attorney Zuretti stated that it is understood that one ounce is considered a legal gift from one person to another as long as both individuals were over 21. However, the giving of medical marijuana to another person is considered diversion. It was further questioned how Temescal Wellness will manage this on-site.
    - Temescal Wellness responded that medical patients have to sign a contractual agreement with the RMD and that this will be the same for marijuana retail customers.
  - Attorney Zuretti requested a copy of the notice of lease for the marijuana retail operations, noting that the lease term is less than 7 years, and will need a copy in writing.
    - Attorney Hanrahan stated that they would provide a copy of the lease agreement.

- Attorney Zuretti requested clarification regarding banking and financial operations for the organization. It is noted that Century Bank is the financial institution for the RMD but that they have not made a public statement that they are accepting marijuana establishment funds.
  - Temescal Wellness stated that they are expecting this announcement to be released shortly, but they are in discussions with other banks. Mr. Rebholz stated that Temescal Wellness and the industry are not just a cash business any longer. They are able to accept PIN based debit and CAN pay, which allows bank account to bank account transfers, they are ACH approved. Temescal Wellness also has cyber security insurance for additional protection.
- Attorney Zuretti requested clarification regarding the HCAs provided by both Pittsfield and Hudson. Specifically, why there was only one provided by Hudson.
  - Temescal Wellness stated that Hudson only provided one HCA, which was to allow for both RMD and marijuana retail sales, while Pittsfield provided two. Attorney Hanrahan requested clarification as to whether Framingham would provide a draft of the HCA.

### **Open Discussion**

Once all members of the MAT had an opportunity to ask questions and gain clarification, Mr. Kezer opened the meeting for discussion.

Mr. Rebholz stated that Temescal Wellness has recently made a \$100,000 investment for new security improvements. Security is about 40 percent of the investment; the remainder is access control and monitoring sensors.

Mr. Kezer stated that the City has a strong desire for diversity and local hiring. How will Temescal Wellness achieve this? About the three percent tax, which was adopted by Framingham and is the maximum, would Temescal Wellness be responsive to support a three percent impact fee?

- Temescal Wellness responded that the company is presently 40 percent female, and 20 percent non-Caucasian. It was further stated that the workforce would reflect the diversity of the Framingham population. Temescal Wellness spends a lot of time developing its employees and recently participated in a career fair in Framingham, and another one in Worcester. One of the better predictors as to whether a person will stay in a position is the commute time, which is why Temescal Wellness focuses on hiring Framingham residents.
- Temescal Wellness stated that concerning the impact fee, they agreed to the three percent and would want to review this in a year to make sure that it is reasonable.

Attorney Hanrahan stated that Temescal Wellness required all Bowditch and Dewey employees working with the organization be properly trained by Temescal Wellness. Attorney Hanrahan stated that he has never had a client require this.

### **Closing**

Mr. Kezer thanked Temescal Wellness for coming in for the MAT meeting. It was noted that any additional submittals, requests, and/or questions should go through Ms. Loomis. Mr. Kezer stated that there will be a series of MAT meetings over the next several weeks and recommendations will be made to the Mayor regarding HCA.

## Marijuana Advisory Team (MAT) Meeting Minutes



<b>Application Number</b>	CAN180009
<b>Company Name</b>	Cultivate
<b>Date of MAT Meeting</b>	December 17, 2018
<b>Location of Meeting</b>	Executive Conference Room
<b>Type of Application</b>	Marijuana Retail Establishment

Attendance	
Cultivate	<ul style="list-style-type: none"> <li>Attorney Peter Barbieri, Fletcher Tilton</li> <li>Robert Lally, Jr., Cultivate</li> <li>Sam Barber, Cultivate</li> <li>Tom Walch, NetWatch Security</li> </ul>
MAT	<ul style="list-style-type: none"> <li>Thatcher W. Kezer III, COO, Chair</li> <li>Mary Ellen Kelly, CFO</li> <li>Sam Wong, Department of Public Health, Director</li> <li>Chief Joseph Hicks, Fire Department</li> <li>Officer Keith Strange, Police Department</li> <li>Deputy Chief Victor Pereira, Police Department</li> <li>Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office</li> <li>Michael Tusino, Building Commissioner, Department of Inspectional Services</li> <li>Amanda Loomis, Planning Board Administrator</li> </ul>
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The members in attendance at the meeting introduced themselves.

### Presentation Cultivate

Robert Lally provided a brief introduction of Cultivate, noting that the organization is virtually integrated (growth and sale) in Leicester, which is located in Worcester County. Mr. Lally states that Cultivate has developed a good working relationship with Leicester. Cultivate has met with the Planning Board and the Technical Review Team (TRT) to review the identified site located at 250 Worcester Road. Mr. Lally states that his organization is excited to work with the City of

Framingham in the near future and recommended that if anyone has any questions to please contact the people of Leicester.

Sam Barber provided an overview of how Cultivate has worked with the State and the Town of Leicester, especially in response to all the media attention relative to the most extreme situation that a marijuana retail establishment will face. Mr. Barber stated that when Leicester opened there were only two retail sites located on the east coast who sold adult use marijuana. Cultivate has been able to resolve the issues identified by neighbors by listening and working with them to resolve the issues.

Attorney Peter Barbieri provided a brief review of the site and the improvements that would take place if approved.

### **Marijuana Advisory Team (MAT) Review**

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

- Michael Tusino states that the property would need to obtain a building permit to renovate the property. Mr. Tusino further states that due to popularity they will need to restrict the number of people who can visit the site.
  - Mr. Lally states that Cultivate would like to start construction as soon as possible. Construction is expected to take between 3 and 5 months.
- Officer Keith Strange requested a traffic management plan from Cultivate, which would include access via public transportation, how traffic would be managed, and traffic/parking management on-site. Officer Strange stated that parking would need to be managed on-site. Officer Strange requested clarification regarding advertising and how people would be directed to the site since the organization cannot advertise their products. Officer Strange stated customers would need to utilize Route 9 and not side roads. Officer Strange stated that vehicles will need to be regulated to ensure that they do not travel in the breakdown lane of Route 9 (Worcester Road) since such activity is prohibited. Officer Strange further explained his request that Cultivate submit a traffic and a safety plan, stating that pedestrians will need to be planned for, since there will likely be people attempting to cross Route 9 (Worcester Road).
  - Attorney Barbieri provided an overview of the Planning Board's decision, noting that security cameras will be installed which will identify if people are parking and/or traveling in the breakdown lane of Route 9 (Worcester Road). Such activities will not be permitted and people found to be conducting such activities will be prevented from entering the establishment. Attorney Barbieri states that they will provide a bus schedule and prepare a plan accordingly. Mr. Barber provided a brief overview of a ticket system for customers.
  - Mr. Walsh provided a brief overview of security activities.
- Jacquetta Van Zandt requested additional information regarding the tickets previously mentioned.
- Deputy Chief Victor Pereira did not have any comments at this time.
- Chief Joseph Hick requested clarification regarding occupancy load for the structure at 250 Worcester Road. Chief Hicks stated that he had similar concerns that were identified by Officer Strange relative to traffic. Chief Hicks requested that Cultivate follow the requirements of the Cannabis Control Commission (CCC), and once the structure has received a building permit to schedule an initial meeting with Framingham

Police and Fire Departments since these meetings are key for improvements to the traffic and security system to ensure the property is fully monitored.

- Dr. Sam Wong stated that the Health Department had received Cultivates' application. Dr. Wong states that the application was not as expensive as Boston's but would note that a security plan that meets the requirements of the Police Department is a requirement for the approval of an application by the Board of Health.
- Amanda Loomis states that Cultivate held a community outreach meeting on October 30, 2018, in Framingham but did not have any attendees. Ms. Loomis provided a brief review of the Planning Board public hearings and decision.
  - Cultivate responded that they found that in Leicester there was a larger reaction due to the vast number of people. Much of the problems have been resolved through communication, which was key. Cultivate stated that they would be hosting another community meeting in Framingham. Cultivate found that adding details to a problematic street corner, parking and signage, and the ticket system were all programmable and fixable. The 6-hour wait times in Leicester are not normal and can be decreased. Cultivate has identified off-street parking lots close to the property at 250 Worcester Road.
- Mary Ellen Kelly reviewed the tax documents that were provided and reviewed the dates with Cultivate. It was noted that the Applicant provided November 25, 2017, tax documents, which were relative to medical marijuana sales.
- Attorney Amanda Zuretti stated a series of questions for Cultivate to respond to.
  - Attorney Zuretti stated that Cultivate has requested two Host Community Agreements (HCA) from Framingham. It was noted that no plan of the building and how these two operations would be integrated and/or co-located was provided.
    - Mr. Lally responded that the licensing for these two operations were on two separate schedules. Mr. Barber provided clarification regarding access and would ensure that people who were visiting the business for medical would not wait in line. On the recreational side, service would not be affected by medical sales. Reporting for both medical and recreational would be the same and that the entrance to the facility is the same with separation by a velvet rope inside to separate medical and recreational.
  - Attorney Zuretti requested clarification regarding financial matters, and how such activities would be managed. Attorney Zuretti questioned who would be managing the adult use banking.
    - Cultivate stated that they would be utilizing Safe Harbors (Private Banking) who have expertise in these matters and would conduct regular cash pick-ups. Cultivate would also be accepting debit card transactions. Cultivate further reviewed activities relative to the financial institutions that would be utilized, in addition to record keeping.
  - Attorney Zuretti requested clarification as to how Cultivate would manage diversion.
    - Cultivate responded that the exterior of the premises would be controlled through cameras. Mr. Barber stated that Cultivate was getting on board with METRIC, which will allow Cultivate to see if anything is off

and will be able to review with cameras. The cash and inventory need to match up at the end of every day, and Cultivate has procedures to manage missing cash or inventory. Regarding outside the structure, Cultivate will work with the Police Chief.

- Ms. Van Zandt requested clarification on diversity inclusion, the staff makeup, and requested that the staff reflect Framingham's diversity.
  - Mr. Barber responded that the intent of Cultivate was to hire a diverse staff that includes local people. It was noted that 4 of the 5 managers who work for the Leicester location live in Leicester. Also about 15 of the Leicester employees live in Leicester, while the rest commute 15-20 minutes.
  - Cultivate briefly outlined its outreach relative to hiring. Cultivate looks to provide opportunity to grow for employees.
  - Cultivate also provided an overview of community engagement. Mr. Barber stated that he worked closely with the Special Olympics. Members of the Cultivate team have a minimum number of volunteer hours and will pay their employees during those volunteer hours. It was also noted that Cultivate has helped with fundraising events and wants to create events in communities.
- Mr. Kezer questioned if Cultivate has an issue with the Host Community Agreement including a three percent impact fee.
  - Cultivate stated that in the Leicester Host Community Agreement there was a ceiling and a floor to the three percent but that Cultivate was absolutely excited to do the 3 percent.

### **Closing**

Mr. Kezer thanked Cultivate for coming in for the MAT meeting. It was noted that any additional submittals, requests, and/or questions should go through Ms. Loomis. Mr. Kezer stated that there will be a series of MAT meetings over the next several weeks and recommendations will be made to the Mayor regarding HCA.

## Marijuana Advisory Team (MAT) Meeting Minutes



<b>Application Number</b>	CAN180002 and CAN180003
<b>Company Name</b>	VitaSphere
<b>Date of MAT Meeting</b>	December 20, 2018
<b>Location of Meeting</b>	Blumer Room
<b>Type of Application</b>	Marijuana Retail Establishment and Registered Marijuana Dispensary

Attendance	
VitaSphere	<ul style="list-style-type: none"> <li>Anthony Parrinello, Evergreen Strategy</li> <li>Rebecca Adams, Evergreen Strategy</li> <li>Stephen Chaisson, AC3, LLC</li> <li>David O'Brien, DOB Strategies, LLC</li> </ul>
MAT	<ul style="list-style-type: none"> <li>Thatcher W. Kezer III, COO, Chair</li> <li>Mary Ellen Kelly, CFO</li> <li>Robin Williams, Department of Public Health</li> <li>Chief Joseph Hicks, Fire Department</li> <li>Officer Keith Strange, Police Department</li> <li>Officer Victor Pereira, Police Department</li> <li>Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office</li> <li>Michael Tusino, Building Commissioner, Department of Inspectional Services</li> <li>Amanda Loomis, Planning Board Administrator</li> </ul>
Legal Council	<ul style="list-style-type: none"> <li>Attorney Amanda Zuretti, Petrini &amp; Associates</li> </ul>

### 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.

## **Presentation VitaSphere**

Anthony Parrinello provided an overview regarding licensing, management, location, and track record working with other marijuana organizations. Mr. Parrinello stated that VitaSphere has a provisional license with priority status at the Cannabis Control Commission (CCC) and would be the first to open in Framingham if provided the opportunity. Mr. Parrinello discussed VitaSphere's finances and its ability to open in the early spring of 2019 if granted permission to move forward.

## **Marijuana Advisory Team (MAT) Review**

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

- Attorney Amanda Zuretti requested clarification regarding control of the space at 271 Worcester Road and if such control would be lease, sale, etc. Mr. Parrinello stated that they would have exclusive use of the space. Attorney Zuretti had further questions about site control since there may be more than one potential like organization utilizing 271 Worcester Road for its application. Mr. Parrinello stated the logistics of the competition between several businesses for the space at 271 Worcester Road. Mr. Parrinello stated that VitaSphere has the ability to obtain a lease if granted the opportunity to move forward with an HCA.
- Attorney Zuretti requested clarification as to whether VitaSphere would be vertically integrated and information about supply chains.
- Officer Keith Strange requested clarification regarding the off-street parking, if there would be dedicated parking for medicinal patients, and separation between other businesses in the plaza. Officer Strange stated that the security plan would be reviewed but requested clarification regarding random security checks of the parking lot and if such security details would be armed. Mr. Parrinello states that there would be separate entrances with a zero-tolerance policy. Officer Strange requested clarification regarding a designated area for public transportation and what attention would be provided for these customers. Mr. Parrinello states that if given the opportunity they will have to work with the landlord to address this. Officer Strange requested clarification regarding the number of vans for deliveries. Mr. Parrinello states that other organizations would be doing the deliveries. Ms. Adams further states that there would be multiple vans making deliveries at staggered times. Officer Strange requested clarification as to procedures relative to vans becoming disabled on public roadways. Officer Strange further stated how the response to alarms would be managed by the Police Department. Officer Strange requested information relative to cash and debit transactions for the organization, in addition to information relative to checking identification. In regard to security cameras Officer Strange encouraged cameras be located and positioned at different angles and that cameras look both in the east and west directions of Route 9 (Worcester Road). Officer Strange further requested clarification regarding dumpsters and the requirement for signage stating, "No Cannabis Allowed." Officer Strange closed his comments with a question about the management of diversion.
- Attorney Zuretti requested clarification as to why VitaSphere has not received a community agreement with Warren. Mr. Parrinello states that there was a change in policy and the landlord did not honor the first right of refusal. Attorney Zuretti stated

that she was not able to find VitaSphere in the CCC records and questions when they would expect to file with the CCC. Mr. Parrinello states that VitaSphere would file once they received a Host Community Agreement (HCA). Attorney Zuretti requested clarification regarding banking, noting that the application stated that Century Bank was listed. Attorney Zuretti questioned if Century Bank had made an announcement that they would be accepting funds associated with retail. Mr. Parrinello stated that Century Bank had not officially stated that they would be accepting adult use funds. Attorney Zuretti requested clarification regarding both internal and external diversion. Mr. Parrinello states that for internal diversion, no one leaves if the cash register does not add up.

- Amanda Loomis requested clarification regarding the number of off-street parking spaces and the ability for the property to support the required number of spaces for each of the uses. Ms. Loomis further questioned where delivery operations would take place and the use of the rear access doors. Ms. Loomis questioned the ability to re-stripe the property for additional and/or more formal off-street parking spaces.
- Robin Williams requested clarification as to whether the RMD and the marijuana retail establishment would be opening at the same time. In addition to providing information about the Health Department's application process for both RMDs and marijuana retail establishments.
- Chief Joseph Hicks stated that he did not have any comments at this time.
- Jacquetta Van Zandt requested clarification regarding VitaSphere hosting a community meeting, in addition to how the public was notified of the meeting. Mr. Parrinello stated that a legal ad was filed with the City Clerk, mailers sent to abutters within 300 feet of the property, in addition to publishing the legal ad in the newspaper.
- Michael Tusino requested a floor plan layout so the Department of Inspectional Services would have an idea of the interior floor layout. Mr. Parrinello states that VitaSphere did not provide a floorplan since they have not secured the site and will be able to provide an interior layout once an HCA is granted. Mr. Tusino requested information regarding how the parcel will flow and how patrons would access the structure.
- Mr. Kezer requested information regarding the community meeting with the neighborhood and whether VitaSphere would be willing to meet with the neighborhood again if granted an HCA. Mr. Chaisson stated that VitaSphere wants to work with the neighborhood. Mr. Kezer presented the three percent impact fee to VitaSphere and questioned if they would agree to such fee.

### **Closing**

Mr. Kezer thanked VitaSphere for coming in for a MAT meeting. It was noted that any additional submittals, requests, and/or questions should go through Ms. Loomis. Mr. Kezer stated that there will be a series of MAT meetings over the next several weeks and recommendations will be made to the Mayor regarding HCA.

### **Open Discussion**

Ms. Van Zandt requested information on community engagement. Mr. Kezer reinforced Ms. Van Zandt questions. Mr. Parrinello stated that VitaSphere met with Doctor Wong.

### **Documents provided at the MAT Meeting by VitaSphere**

- Email dated December 17, 2018, Subject: Vitasphere, INC. Notice of Community Outreach Meeting, sent on November 1, 2018
- Copy of the legal advertisement from Community Newspaper Company, Order Number: CN13743501, Salesperson: Deborah Dillon, Title: MetroWest Daily News, Class: Legals, Start Date: 11/3/2018. And Stop Date: 11/3/2018
- VitaSphere Framingham, Interior Security Plan Layout, prepared by American Alarm & Communications (total of two sheets)

## Marijuana Advisory Team (MAT) Meeting Minutes



<b>Application Number</b>	CAN180004
<b>Company Name</b>	Caregiver Patient Connection, Inc.
<b>Date of MAT Meeting</b>	December 20, 2018
<b>Location of Meeting</b>	Blumer Room
<b>Type of Application</b>	Manufacture/Produce/Process

Attendance	
Caregiver Patient Connection, Inc.	<ul style="list-style-type: none"> <li>Attorney Philip Jack, Wise and Jack LLC Attorneys at Law</li> <li>Mike Staiti, Caregiver Patient Connection, Inc.</li> <li>Dean landoli, Caregiver Patient Connection, Inc.</li> <li>Ron L'Ecuyer, Caregiver Patient Connection, Inc.</li> <li>Catherine Trifilo, Caregiver Patient Connection, Inc.</li> </ul>
MAT	<ul style="list-style-type: none"> <li>Thatcher W. Kezer III, COO, Chair</li> <li>Mary Ellen Kelly, CFO</li> <li>Robin Williams, Department of Public Health</li> <li>Chief Joseph Hicks, Fire Department</li> <li>Officer Keith Strange, Police Department</li> <li>Deputy Chief Victor Pereira, Police Department</li> <li>Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office</li> <li>Michael Tusino, Building Commissioner, Department of Inspectional Services</li> <li>Amanda Loomis, Planning Board Administrator</li> </ul>
Legal Council	<ul style="list-style-type: none"> <li>Attorney Amanda Zuretti, Petrini &amp; Associates</li> </ul>

### 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.

### Presentation Caregiver Patient Connection (CPC)

Dean landoli provided an overview of Caregiver Patient Connection (CPC) and the background relative to its formation in 2016. Mr. landoli provided CPC's equity process status in Fitchburg and Barre, Massachusetts.

Mike Staiti provide a brief review of the property, which is currently improved with two vacant structures (23,000sf industrial structure located at 61 Tripp Street). The first structure to come into operation will be the structure located at 60 Tripp Street, which will be utilized for extraction and manufacturing. CPC is committed to local preference for filling 8 to 10 of the positions, with up to 25 employees for all operations.

Ron L'Ecuyer provided a review of the security plan, which specifically included the use of cameras, lighting, etc. pursuant to the Cannabis Control Commission's (CCC) regulations.

### **Marijuana Advisory Team (MAT) Review**

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

- Attorney Amanda Zuretti provided a few questions for the members of the CPC team.
  - Attorney Zuretti requested clarification regarding CPC's status with applying to the CCC. In addition, whether CPC would be looking to relocate from its Barre, Massachusetts location.
    - CPC responded that the CCC has approved CPC's application without additional comments and that cultivation will be relocated since CPC cannot co-locate at its present site in Fitchburg.
  - Attorney Zuretti requested clarification regarding business banking and who CPC would be utilizing.
    - CPC responded that for the construction and buildout phase of the project Dedham Bank would be providing the financing. Once the establishment is in operation then CPC would utilize Gardner Credit Union for its financial business.
  - Attorney Zuretti requested clarification regarding diversion both internally and externally, CPC's security plan, and training staff.
    - CPC responded that a security plan has been prepared pursuant to 935 CMR, as well as an additional layer of security, while maintaining compliance with the CCC.
    - CPC responded to the diversion questions in that there would be internal security cameras and enforce protocol to track seed to sale.
    - Mr. L'Ecuyer stated that employees would undergo mandated training, in addition to the use of cameras and recording.
    - CPC further stated that when they sit down to develop a menu of products that will be provided, the products will be properly packaged, however, an independent laboratory had not been contracted yet.
  - Attorney Zuretti stated that CPC would need to discuss with the Department of Public Works (DPW) relative to the needed water.
- Michael Tusino requested clarification regarding the types of delivery vehicles that would be utilized for pick-up and delivery of products, in addition to the number of driveways on the sites.
  - CPC responded that the vehicles would be windowless and there are two driveways on-site. CPC further states that they are looking for Host Community Agreements (HCA) for both properties and that the sites are great for odor control due to their locations.

- Robin Williams requested clarification as to whether the site is serviced by municipal sewer and water. Mr. Staiti stated that the site has great resources. Ms. Williams stated that the Health Department will need to conduct a plan review, with most of the concerns relative to kitchen and food production.
- Chief Joseph Hicks stated that the main concerns of the Fire Department were regarding access due to the age of the structure. Mr. Staiti stated that 60 Tripp Street has access around the entire structure, while 61 Tripp Street is fully sprinkled but does not have 360-degree access around the structure.
- Jacquetta Van Zandt questioned if a community meeting has been held and/or scheduled. Mr. Landoli stated that CPC has not scheduled a community meeting yet. Ms. Van Zandt requested that in addition to the paid advertisement in the local paper that CPC considers outreach to members of the community outside of the 300' requirement. Mr. Landoli stated that his team is really good at knocking on doors to provide a face with a name. Mr. Landoli further stated that CPC was committed to hiring locally and employing a diverse group of employees.
- Officer Keith Strange requested clarification regarding deliveries, in addition to a request for a procedure if a vehicle breaks down and how this will be managed. CPC stated that they would be contracting with a tow company that will manage disabled vehicles. Officer Strange requested clarification regarding alarms for the structure. CPC stated that a protocol for alarms would be developed. Officer Strange stated that if an alarm is tripped the Police Department will treat it as a bank alarm. Officer Strange requested clarification regarding the location of bus stops within the area, in addition to not wanting children hanging out in the parking lot. Officer Strange provided an example of gating points of pick-up and delivery for security purposes. Officer Strange further requested that security cameras be pointed into the wetlands.
- Chief Hicks stated that there is access to the structures on Tripp Street from the woods and that this should be taken under consideration relative to security.
- Mr. Kezer presented the 3 percent tax and the impact fee and questioned how this worked in the manufacturing, processing, and cultivation industry, in addition to how the 3 percent tax worked with such establishments. Mr. Staiti stated that they utilize 280E rules, in that anything beyond the cost to produce the product would be taxed. Mr. Staiti provided examples with Barre and Fitchburg and the need for proper tracking of income.

### **Closing**

Mr. Kezer thanked Cultivate for coming in for the MAT meeting. It was noted that any additional submittals, requests, and/or questions should go through Ms. Loomis. Mr. Kezer stated that there will be a series of MAT meetings over the next several weeks and recommendations will be made to the Mayor regarding HCA.

### **Notes**

The Applicant provided one handout, which included Google Maps of the area with 60 and 61 Tripp Street identified; an interior site plan for 60 Tripp Street., Caregiver Patient Inc., Extraction & Manufacturing Facility; and an interior layout entitled Proposed Alternations, 61C Tripp Street, Framingham, MA, dated January 20, 2017