



Marijuana Advisory Team (MAT) Annual Marijuana Report

By Order of the Mayor of Framingham,
Under the Policy on Host Community Agreement for
Marijuana Establishments and Registered Marijuana Dispensaries, Section
VIII.A.3, the Marijuana Advisory Team (MAT) has prepared this Annual
Marijuana Report for the period of July 1, 2018 – June 30, 2019

Report does not contain Appendix

Date of Report July 31, 2019

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Marijuana Advisory Team (MAT) Annual Report

Report Number	MAT Annual Report, 2019
Report Date	July 31, 2019
Report Timeframe	July 1, 2019 – June 30, 2019
Members of MAT	Thatcher W. Kezer III, Chair, COO; Sam Wong, Health Department, Director (Robin E. Williams, Health Department); Michael Tusino, Department of Inspectional Services, Building Commissioner; Amanda Loomis, Planning Board Administrator; Attorney Amanda Zuretti, Petrini & Associates, City Solicitor; Chief Joseph Hicks, Fire Department; Chief Steven D. Trask, Police Department (Officer Keith Strange, Police Department; and Deputy Chief Victor Pereira, Police Department); Jacquetta Van Zandt, Senior Advisor on External Affairs
Notes	Amanda Zuretti, Esq., Petrini & Associates, P.C., for City Solicitor

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Introduction

The City of Framingham, through its Mayor, municipal departments, and City Council worked throughout the 2019 fiscal year to establish regulations for marijuana establishments and registered marijuana dispensaries (RMD) to protect public health and safety through an open and transparent process. During the past year, the City adopted both Zoning Ordinances and General Ordinances for the regulation of the time, place, and manner of operation for marijuana establishments as permitted under M.G.L. c. 94G, § 3. In addition, the Marijuana Advisory Team (MAT) created under the Policy of the Mayor (02-18) on Host Community Agreements for Marijuana Establishments and Registered Marijuana Dispensaries (“Mayor’s Policy (02-18)”) completed thorough, careful review of applications for Host Community Agreements (HCA).

This Yearly Report, required by the Policy of the Mayor 02-18, has been prepared to provide a review of the MAT’s progress.

History

In the fall of 2016, a majority of Framingham voters cast their ballots in favor of Question 4 (Recreational Marijuana). On July 28, 2017, Governor Baker signed House Bill 3818, which provided an outline for non-medical marijuana use, the operation of marijuana related businesses and local control of marijuana within the Commonwealth. The passage of House Bill 3818 allows communities to add additional regulations beyond those required by the Commonwealth, so as long as such regulations are not unreasonably impracticable for marijuana establishments to satisfy and so long as local regulation does not conflict with Massachusetts law. On April 2, 2018, the Cannabis Control Commission (CCC) started Certification of Applications for Priority Applicants (Registered Marijuana Dispensaries and Economic Empowerment Dispensaries). On May 1, 2018, the CCC commenced accepting applications from Open Applicants for Marijuana Cultivation, Microbusiness, Craft Cooperatives, and Independent Testing Labs. Finally, On June 1, 2018, the CCC began accepting applications from Open Applicants for Marijuana Retailers, Marijuana Project Manufacturers, and Marijuana Transporters.

Regulation Development

Since 2018, Framingham has continuously worked on ways to regulate adult-use marijuana in a manner that does not conflict with the regulations set forth by the CCC.

In early 2018, the City established a Marijuana Task Force comprised of members from the City Council, a Citizen at Large, and members from the School Committee, the Department of Public Health, the Planning Board, the Mayor’s Office, the Framingham Police Department, and the Framingham Fire Department, with legal support from the City Solicitor’s office. The first work product of the Marijuana Task Force was the recommendation of the Moratorium for Adult Use Marijuana, which was adopted by the City on June 5, 2018.

- June 5, 2018. Moratorium for Adult Use Marijuana
 - On April 5, 2018, the Recreation Marijuana Task Force voted 6-0-0 to recommend that a Zoning By-Law Moratorium and General By-Law Moratorium for Adult Use Marijuana Establishments be adopted with a December 1, 2018, expiration date. The Planning Board held a public hearing on May 9, 2018, to review the recommendations and voted 4-0-0 to provide favorable action on the Zoning By-Law Moratorium. On May 15, 2018 and May 22, 2018, the City Council held a public hearing to review the Temporary Moratorium. On May 22, 2018, the City Council voted in favor of the Temporary Moratorium 9-2-0 (Councilors King and Cannon in opposition),

amending Framingham Zoning By-Law to add a new Section I.F Temporary Moratorium for Marijuana Establishments, in addition to adding new definitions to Section I.E associated with Section I.F (Craft Marijuana Cultivator, Marijuana Independent Testing Laboratory, Marijuana Cultivator, Marijuana Establishment, Marijuana Product Manufacturer, and Marijuana Retailer).

Development of proposed zoning ordinances, general ordinances, and potential amendments to the Framingham Zoning Map commenced in May of 2018.

on May 24, , the Marijuana Task Force voted in favor of amendments to the Framingham General By-Law Article VIII, Business and Commerce Provisions, to add a new Section 9, “Marijuana Establishments”.

On June 11, 2018, the Task Force voted in favor of the proposed Zoning By-Law and Overlay District after holding four meetings.¹ . The Marijuana Task Force requested that the City Council refer the proposed zoning amendments to the Planning Board for the purpose of public hearings on June 11, 2018.

On June 19, 2018, under Order 2018-063-001, the City Council referred the proposed zoning amendments to the Planning Board for the purposes of holding public hearings.

On July 12, 2018 and July 26, 2018, the Planning Board held two public hearings, and on July 26, 2018, the Planning Board voted to recommend favorable action with amendments to the proposed zoning regulations.

After six months of multiple meetings and public hearings, the Board of Health voted in August of 2018, to adopt a health regulation for safe operation of adult-use marijuana establishments in Framingham. Major components of this local health regulation include an operating permit requirement and compliance to state sanitary code for edible marijuana products.

On September 6, 2018, the City Council conducted a first reading on the proposed Zoning By-law amendments, and on September 25, 2018, the City Council conducted a second reading. During the second reading, members of the City Council provided further amendments to the drafted language and then voted upon the modified Marijuana Establishment regulations. Documents as voted upon on September 25, 2018, were reviewed for certification by the City Clerk. A summary of the amendments is as follows:

- **Framingham General By-Law Amendments**
 - Article V, Health, a new Section 1.5 Prohibition of Consumption or Ingestion of Marihuana or Tetrahydrocannabinol (as defined in G.L. c. 94C, § 1, as amended), Cannabinoids or Products Containing the same in Public Place
 - Article VIII, Business and Commerce Provisions, a new Section 9, Marijuana Establishments
- **Establishment of an Overlay District for Marijuana Retail Establishments, amendments to the Framingham Zoning Map**

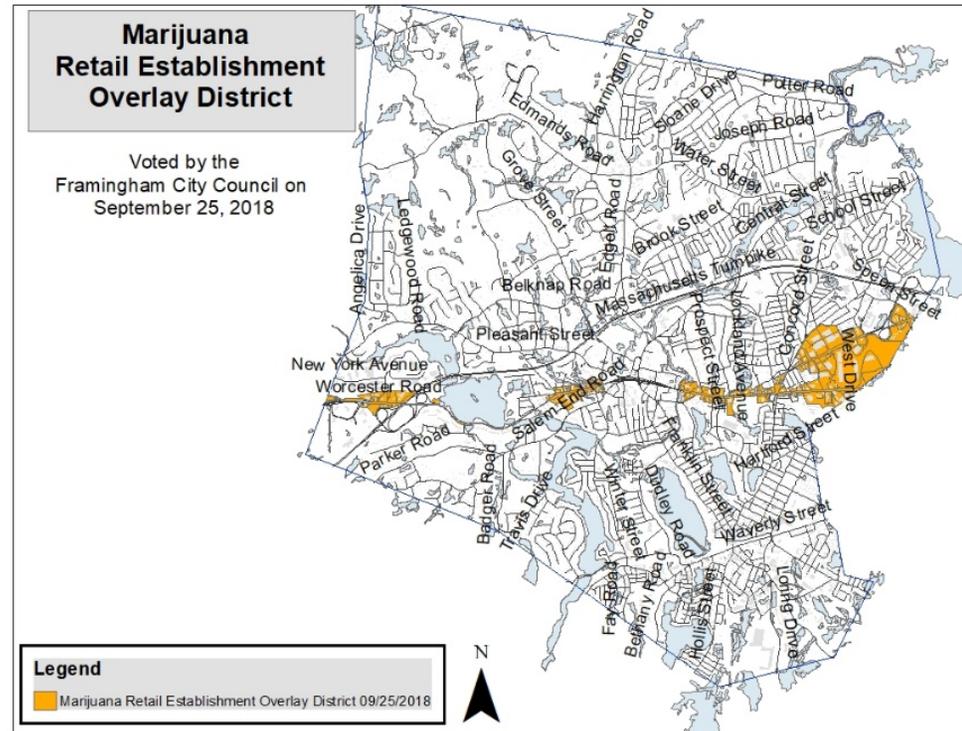
The City of Framingham adopted Figure 1 – Marijuana Retail Establishment Overlay District

¹ May 15, 2018, May 24, May 31, 2018, June 11, 2018

- **Amendments to the Framingham Zoning By-Law**

Figure 1 - Marijuana Retail Establishment Overlay District

- **New Footnote 12** – Limits Marijuana Retail Establishments to the Marijuana Retail Establishment Overlay District.
- **New Footnote 13** – Views Marijuana Independent Testing Laboratory the same as Research, Development & Laboratories relative to allowed locations and shall be regulated in the same manner.
- **New Footnote 14** - Views Marijuana Cultivator and Marijuana Product Manufacturer the same as processing, assembly, and manufacturing relative to allowed locations and shall be regulated in the same manner.
- **New Footnote 15** – Allows for Marijuana Cultivator and Marijuana Product Manufacture to locate on a parcel of land within the Single Family Residential (R-4) Zoning District, with a 100’ lot line setback, a minimum of the 25’ wide buffer and 60’ buffer around the use. Such parcel must be over 15 acres and engaged in Farming or agriculture in accordance with the M.G.L c. 128, Section 1A.
- **Amend Section VI.F.2.a** – Requires Marijuana Retailers, Marijuana Cultivators, and Marijuana Product Manufacturers to undergo Minor Site Plan Review, which includes review by the Technical Review Team (TRT) and the Planning Board.
- **Amend Section VI.G.1** – Prohibits the granting of a use variance for Marijuana Retail Establishments outside of the Marijuana Retail Establishment Overlay District. Additionally, this addition prohibits the granting of a use variance for Marijuana Cultivator and Marijuana Product Manufacture.
- **New Section IX** – New section that requires the City Council to conduct a review of the Marijuana Retail Overlay District, which shall commence by July 1, 2020, and conclude by December 21, 2020



Upon adoption of the proposed amendments to the Framingham General By-Laws, Framingham Zoning By-Laws, and the Framingham Zoning Map, the Mayor established a process for potential marijuana businesses to be reviewed for consideration of a Host Community Agreements (HCA) with the City.

The November 14, 2018 Policy of the Mayor 02-18 established the MAT, a formal advisory group to the Mayor that consists of the Chief Operating Officer (COO), the Building Commissioner, the Planning Board Administrator, the Director of the Department of Public Health, the Chief of Fire, the Chief of Police, the Chief Financial Officer (CFO), and the City Solicitor, or their respective designees. The creation of the MAT was followed by the publication of the marijuana website and MAT Application.

The Marijuana Advisory Team (MAT)

. The MAT reviews applications from marijuana establishments and RMDs seeking Host Community Agreements, conducts interviews, and refers MAT Applications to the Mayor for consideration of extension of an invitation to negotiate an HCA.

Operations of the MAT during Fiscal Year 2019 fiscal ending June 30, 2019 can be reviewed over the next few sections.

Marijuana Advisory Team Meetings

The MAT meets on the first and third Wednesday of each month, except for holidays or when additional meetings were necessary due to workload. During MAT Meetings, the MAT either meets with potential marijuana establishment organizations and/or registered marijuana dispensaries (RMD), or reviews MAT matters (approval of minutes and reports) and/or review of MAT Applications for recommendation).

Marijuana Advisory Team Meeting Schedule and Agenda

From October 1, 2018, through June 30, 2019 the MAT held 18 meetings. Meetings with MAT Applicants were approximately 45 minutes each, with meeting minutes taken for these meetings. The MAT also held internal MAT Meetings to review MAT Applications.

December 17, 2018
<ul style="list-style-type: none">o MAT met for approximately 30 minutes prior to Applicant interviews to identify additional information needed, and answer general questionso Application CAN180008, Temescal Wellness of Massachusetts, LLC (665 Cochituate Road)o Application CAN180009, Cultivate Holdings, LLC (250 Worcester Road)
December 20, 2018
<ul style="list-style-type: none">o MAT met for approximately 15 minutes prior to Applicant interviews to identify additional information needed, and answer general questionso Applications CAN180002 and CAN180003, VitaSphere, Inc. (271 Worcester Road)o Application CAN180004, The Caregiver-Patient Connection, LLC (60 and 61 Tripp Street)
January 2, 2019
<ul style="list-style-type: none">o Application CAN180005, Green Rush, LLC (271 Worcester Road)o Application CAN180006, Union Twist, Inc. (630 Worcester Road)o Application CAN180007, Commonwealth Farm 1761, Inc. (1062 Edmands Road)
January 9, 2019
<ul style="list-style-type: none">o Internal MAT Meeting to review MAT Applications (CAN180006)
January 16, 2019
<ul style="list-style-type: none">o Application CAN180010, BCWC Group, LLC (name change pending to NovaFarms) (1151 Worcester Road)o Application CAN180001, Beacon Compassion, Inc. (315 Worcester Road)
January 22, 2019

<ul style="list-style-type: none"> ○ Application CAN180013, Andromeda Supply Company, LLC (1656 Worcester Road)
January 24, 2019
<ul style="list-style-type: none"> ○ Application CAN190001, Patient Centric of Martha's Vineyard, Ltd.(85 Worcester Road) ○ Application CAN190002, AKJ Investments, Inc. (275 Worcester Road)
January 28, 2019
<ul style="list-style-type: none"> ○ Application CAN180012, Cloud Creamery, LLC (119 Herbert Street)
January 31, 2019
<ul style="list-style-type: none"> ○ Internal MAT Meeting to review MAT Applications (CAN180002, CAN180003, CAN180005)
February 6, 2019
<ul style="list-style-type: none"> ○ Application CAN190003, Innovative Flower, LLC, d/b/a CROP (655 Cochituate Road) ○ Internal MAT Meeting to review MAT Applications (CAN180004, CAN180008, CAN180009, and CAN190001)
February 20, 2019
<ul style="list-style-type: none"> ○ Application CAN190004, NewCann Group, LLC (1094 Worcester Road)
February 27, 2019
<ul style="list-style-type: none"> ○ Internal MAT Meeting to review MAT Applications (CAN190004)
March 5, 2019
<ul style="list-style-type: none"> ○ Internal MAT Meeting to review MAT Applications (CAN18009)
March 21, 2019
<ul style="list-style-type: none"> ○ Internal MAT Meeting to review MAT Applications (CAN180012 and CAN19003)
April 3, 2019
<ul style="list-style-type: none"> ○ Internal MAT Meeting to review MAT Applications
April 10, 2019
<ul style="list-style-type: none"> ○ MAT Internal Meeting to review and approve MAT Quarter Report, Number Two (January 1, 2019, through March 31, 2019)
May 1, 2019
<ul style="list-style-type: none"> ○ Application CAN180010, BCWC Group, LLC (name change pending to Nova Farms) (1137 Worcester Road) ○ Internal MAT Meeting to review MAT Applications (CAN180007)
May 15, 2019
<ul style="list-style-type: none"> ○ Application CAN190005, Humboldt Masters, LLC(1094 Worcester Road) ○ Internal MAT Meeting to review MAT Applications (CAN180001, CAN180010, CAN190001, CAN190005)

Marijuana Advisory Team Meeting Minutes

MAT Meeting minutes were prepared for each MAT Application meeting with the MAT, which can be found in Appendix A – Marijuana Advisory Team (MAT) Meeting Minutes. MAT Meeting Minutes include:

- December 17, 2018, meeting with CAN180008, Temescal Wellness of Massachusetts, LLC (665 Cochituate Rd)
- December 17, 2018, meeting with CAN180009, Cultivate Holdings, LLC (250 Worcester Rd)
- December 20, 2018, meeting with CAN180002 and CAN180003, VitaSphere, Inc. (271 Worcester Rd)

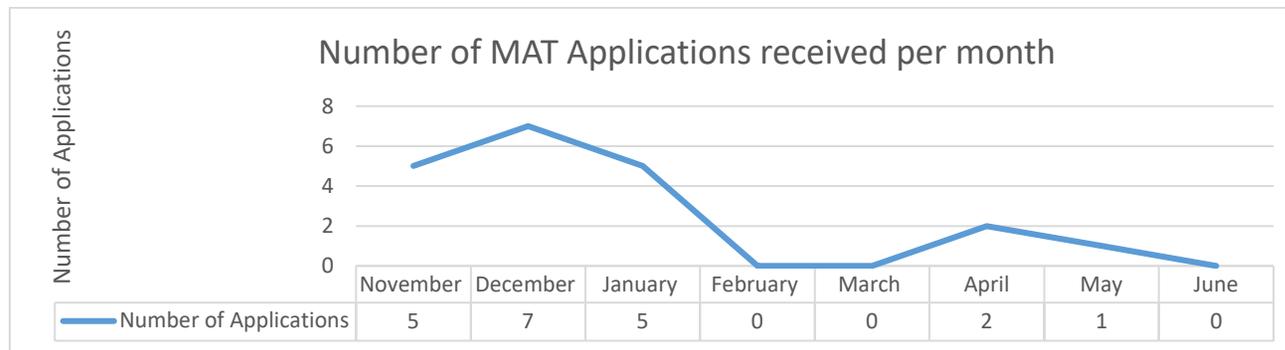
- December 20, 2018, meeting with CAN180004, The Caregiver-Patient Connection, LLC (60 and 61 Tripp St)
- January 2, 2019, meeting with CAN180005, Green Rush, LLC(271 Worcester Road)
- January 2, 2019, meeting with CAN180006, Union Twist, Inc. (630 Worcester Road)
- January 2, 2019, meeting with CAN180007, Commonwealth Farm 1761, Inc. (1062 Edmands Road)
- January 16, 2019, meeting with CAN180010, BCWS Group, LLC (name change pending to NovaFarms) (1151 Worcester Road)
- January 16, 2019, meeting with CAN180001, Beacon Compassion, Inc. (315 Worcester Road)
- January 22, 2019, meeting with CAN180013, Andromeda Supply Company, LLC (1656 Worcester Road)
- January 24, 2019, meeting with CAN190001, Patient Centric of Martha’s Vineyard, Ltd.(85 Worcester Road)
- January 24, 2019, meeting with CAN190002, AKJ Investments, Inc. (275 Worcester Road)
- January 28, 2019, meeting with CAN180012, Cloud Creamery, LLC (119 Herbert Street)
- February 6, 2019, meeting with CAN190003, Innovative Flower, LLC, d/b/a CROP (655 Cochituate Road)
- February 20, 2019, meeting with CAN190004, NewCann Group, LLC (1094 Worcester Road)
- May 1, 2019 – meeting with CAN180010, BCWC Group, LLC (name change pending to NovaFarms) (1137 Worcester Road)
- May 15, 2019 – meeting with CAN150005, Humboldt Masters, LLC (1094 Worcester Road)

MAT Application Reporting

The MAT received 20 MAT Applications between November 28, 2018 and June 30, 2019. During such time, the MAT recommended eight MAT Applications to the Mayor for consideration of an HCA. Under Framingham General By-Laws, Article VIII, Section 9.3, the number of marijuana retail establishments is limited to six. There is no restriction on the number of independent testing laboratories, manufacturing facilities, cultivation facilities, processing facilities, or RMDs.

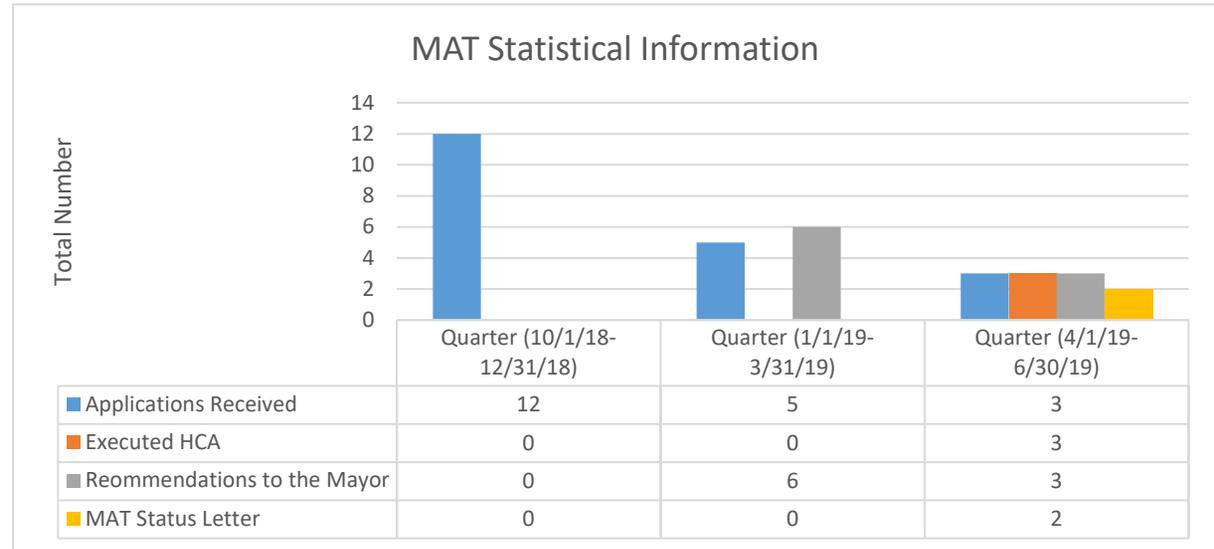
Figure 2, below depicts the number of MAT Applications received each month.

Figure 2 - Number of MAT Applications Received per Month (November 2018-June 2019)



After review of a MAT Application and an interview with the applicants, the MAT votes: to refer or not to refer an application to the Mayor for consideration of an invitation to negotiate an HCA or to request additional information before making a recommendation. From November 28, 2018 to June 30, 2019, the MAT recommended that nine applications for HCA be referred to the Mayor for the consideration of extending an invitation of an HCA. A majority of the recommendations took place during January 1, 2019 through March 31, 2019, while the remaining took place between April 1, 2019 and June 30, 2019.

Figure 3 - MAT Statistical Information



. The MAT keeps statistics on all MAT applications, which are presented in Figure 3 – MAT Statistical Information.

The MAT also retains MAT Applications and correspondence, which can be found in Appendix B – MAT Quarter Reports. Table 1 – Marijuana Advisory Team (MAT) Application Information. .

Table 1 – Marijuana Advisory Team (MAT) Application Information

MAT Number	Applicant	Type of MAT Application	Date of Application	Date of MAT Meeting	Date of Action by MAT	HCA Recommended	HCA Executed	Other
CAN180001	Beacon Compassion, Inc.	MRE	11/28/2018	01/16/2019		Not at this time	Not Applicable at this time	Letter from MAT to Applicant re: Application status May 16, 2019. (No vote taken; 6 referrals to Mayor for MRE having been made.)
CAN180002	VitaSphere, Inc.	RMD	11/29/2018	12/20/2018	01/31/2019	No	Not Applicable	Letter from MAT to Applicant (no referral to Mayor) February 5, 2019.
CAN180003	VitaSphere, Inc.	MRE	11/29/2018	12/20/2018	01/31/2019	No	Not Applicable	Letter from MAT to Applicant (no referral to Mayor) February 5, 2019.

MAT Number	Applicant	Type of MAT Application	Date of Application	Date of MAT Meeting	Date of Action by MAT	HCA Recommended	HCA Executed	Other
CAN180004	The Caregiver-Patient Connection, LLC	MCE	12/02/2018	12/18/2018	02/27/2019	Yes	Pending Negotiations	Letter from Mayor extending invitation to negotiate Host Community Agreement March 5, 2019.
CAN180005	Green Rush, LLC	MRE	12/03/2018	01/02/2019	01/31/2019	No	Not Applicable	Letter from the MAT to Applicant (no referral to the Mayor), February 7, 2019.
CAN180006	Union Twist, Inc.	MRE	12/11/2018	01/02/2019	01/09/2019	Yes	Yes	Letter from Mayor extending invitation to negotiate Host Community Agreement.
CAN180007	Commonwealth Farm 1761, Inc.	MCE	12/11/2018	01/02/2019	05/01/2019	Yes	Pending Negotiations	Letter from Mayor extending invitation to negotiate Host Community Agreement, May 15, 2019.
CAN180008	Temescal Wellness of Massachusetts LLC	MRE	11/21/2018	12/17/2018	01/09/2019; 02/06/2019	Yes	Yes	Letter from Mayor extending invitation to negotiate Host Community Agreement, February 11, 2019.
CAN180009	Cultivate Holdings, LLC	MRE and RMD	11/28/2019	12/17/2018	01/09/2019; 03/05/2019	Yes	Pending Negotiations	Letter from Mayor extending invitation to negotiate Host Community Agreement, March 25, 2019.
CAN180010	BCWC, LLC(pending name change to Nova Farms)	MRE	12/14/2018	01/16/2019	05/08/2019	Yes	No	Letter from Mayor extending invitation to negotiate Host Community Agreement, May 15, 2019.
CAN180011	Emerald Coast Growers, LLC	RMD	12/20/2018	Incomplete Application	Incomplete Application	Incomplete Application	Incomplete Application	Applicant asked for information to make application complete; no information.
CAN180012	Cloud Creamery, LLC	MPME	12/30/2018	01/28/2019	01/31/2019; 03/21/2019	Yes	Pending Negotiations	Letter from Mayor extending invitation to negotiate Host Community Agreement March 25, 2019.
CAN180013	Andromeda Supply Company, LLC	MRE	01/14/2019	01/22/2019	01/31/2019	No	Not Applicable	Letter from MAT referring Application to the Mayor for consideration of HCA February 5, 2019.

MAT Number	Applicant	Type of MAT Application	Date of Application	Date of MAT Meeting	Date of Action by MAT	HCA Recommended	HCA Executed	Other
CAN190001	Patient Centric of Martha's Vineyard, Ltd.	MRE	01/09/2019	01/24/2019	02/06/2019	Yes	Pending Negotiations	Letter from Mayor extending invitation to negotiate Host Community Agreement, May 15, 2019.
CAN190002	AKJ Investments, Inc.	RMD	01/14/2019	01/24/2019	01/31/2019	No	Not Applicable	Letter from the MAT to the Applicant (no referral to Mayor) February 5, 2019.
CAN190003	Innovative Flower, LLC, d/b/a CROP	MRE	01/15/2019	02/05/2019	02/06/2019; 03/21/2019	Yes	Pending Negotiations	Letter from Mayor extending invitation to negotiate Host Community Agreement March 25, 2019.
CAN190004	NewCann Group, LLC	MRE	01/30/2019	02/20/2019	02/27/2019	No	Not Applicable	Letter from MAT to the Applicant (no referral to Mayor) February 5, 2019.
CAN190005	Humboldt, LLC Masters	MRE	04/09/2019	05/01/2019	Not Applicable	Not at this time	Not Applicable at this time	Letter from MAT to Applicant re: Application status May 16, 2019. (No vote taken; 6 referrals to Mayor for MRE having been made.)
CAN190006	MetroHarvest	RMD/MRE	04/12/2019	Incomplete	Incomplete Application	Incomplete Application	Not Applicable	Letter regarding application status sent on May 16, 2019.
CAN190007	Emerald Leaf	RMD	05/13/2019	Incomplete	Incomplete Application	Incomplete Application	Not Applicable	Applicant asked for information to make application complete; no information.

RMD – Registered Marijuana Dispensary

MRE – Marijuana Adult-use Retail Establishment

MCE – Marijuana Cultivator Establishment

MPME – Marijuana Product Manufacturer Establishment

MAT Application Mapping

The MAT applications received in Fiscal Year 2019 fiscal year identified prospective marijuana retail establishments Marijuana Retail Establishment Overlay District. Marijuana manufacturing/cultivation/processing establishments were located in allowed sites spread throughout the community. Figure 4 - Marijuana Advisory Team (MAT) Applications Received (November 28, 2018 - June 30, 2019) shows the locations of all proposed marijuana establishments.

Figure 5 - Marijuana Advisory Team (MAT) Host Community Agreement Recommendations and Figure 6 - Marijuana Advisory Team Host Community Agreement Recommendations for Marijuana Retail Establishments show the business locations for Applications referred to the Mayor for consideration of HCAs. Figure 7 - Marijuana Advisory Team Host Community Agreement Recommendations for manufacturing/Cultivation/Processing indicates the locations of proposed manufacturing, cultivation, and processing establishments.

Figure 4 - Marijuana Advisory Team (MAT) Applications Received (October 1, 2018- June 30, 2019)

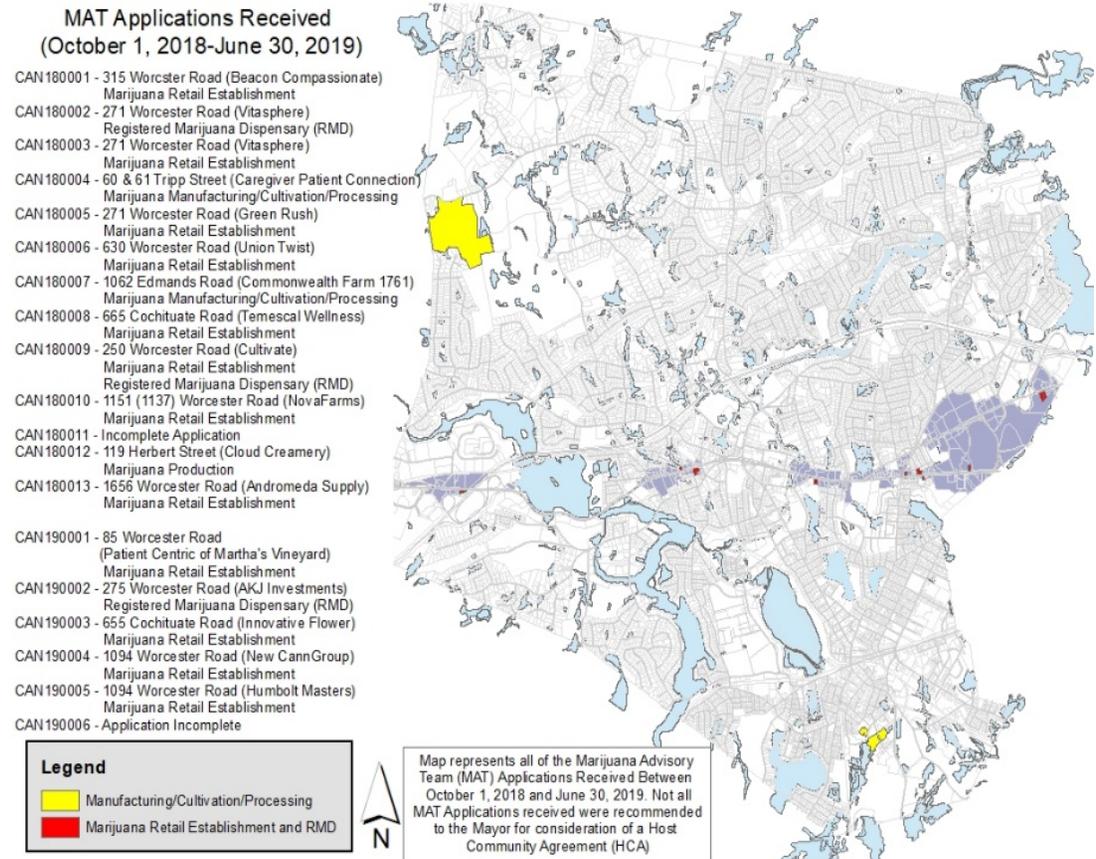


Figure 5 - Marijuana Advisory Team (MAT) Host Community Agreement Recommendations

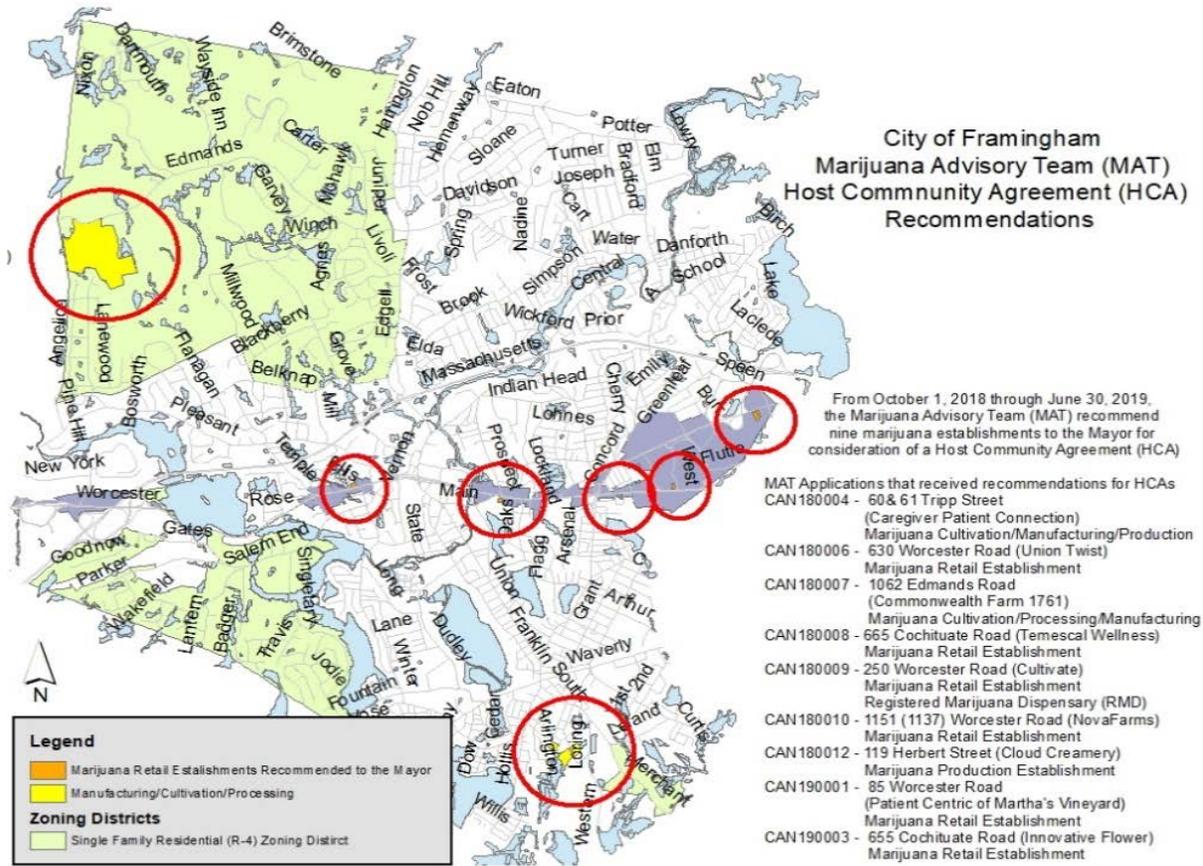


Figure 6 - Marijuana Advisory Team Host Community Agreement Recommendations for Marijuana Retail Establishments

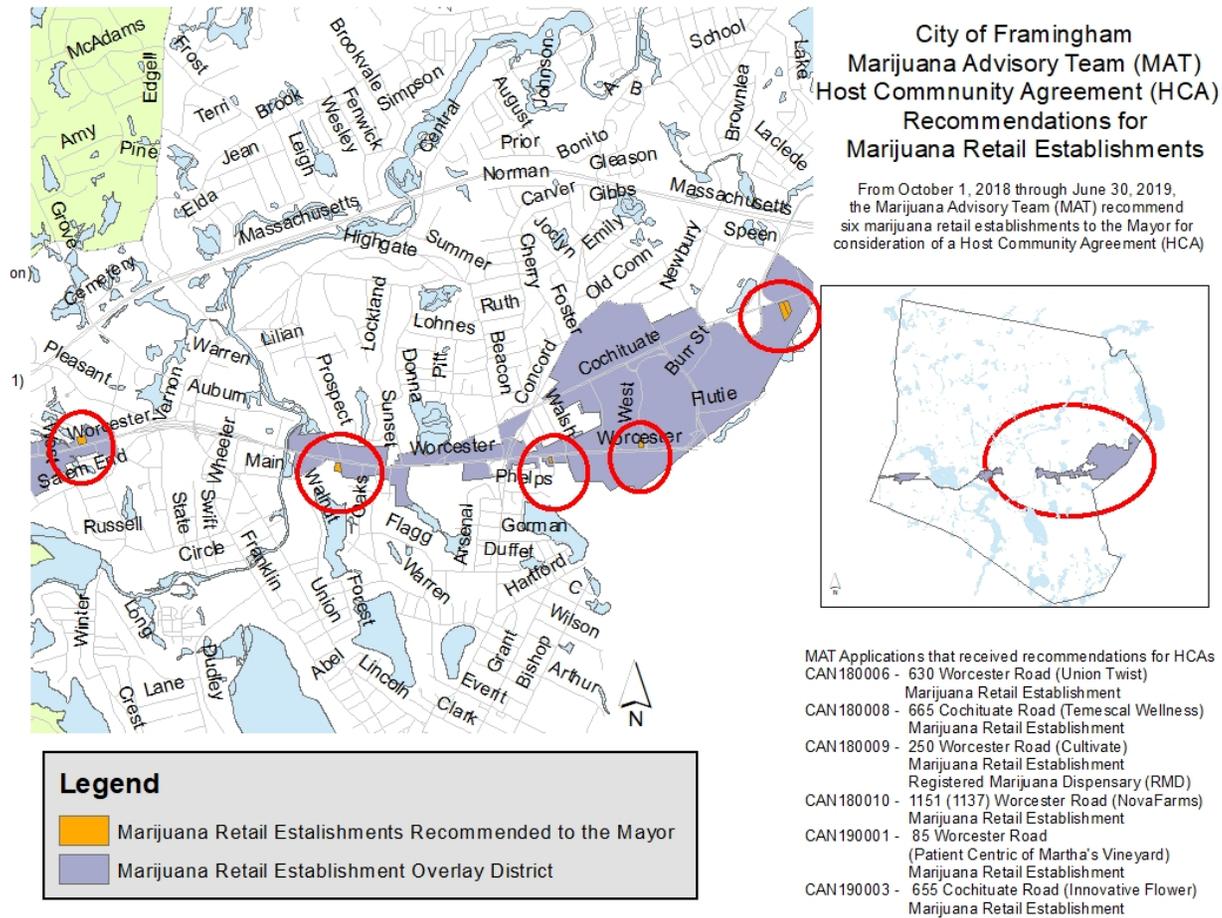


Figure 7 - Marijuana Advisory Team Host Community Agreement Recommendations for Manufacturing/Cultivation/Processing

MAT Quarter Reports

In accordance with the Policy of the Mayor 02-18, Section VIII Reporting, the MAT prepares both Quarterly Marijuana Reports and Annual Marijuana Reports. The following Quarterly Reports can be found in Appendix B – MAT FY 2019 Quarter Reports:.

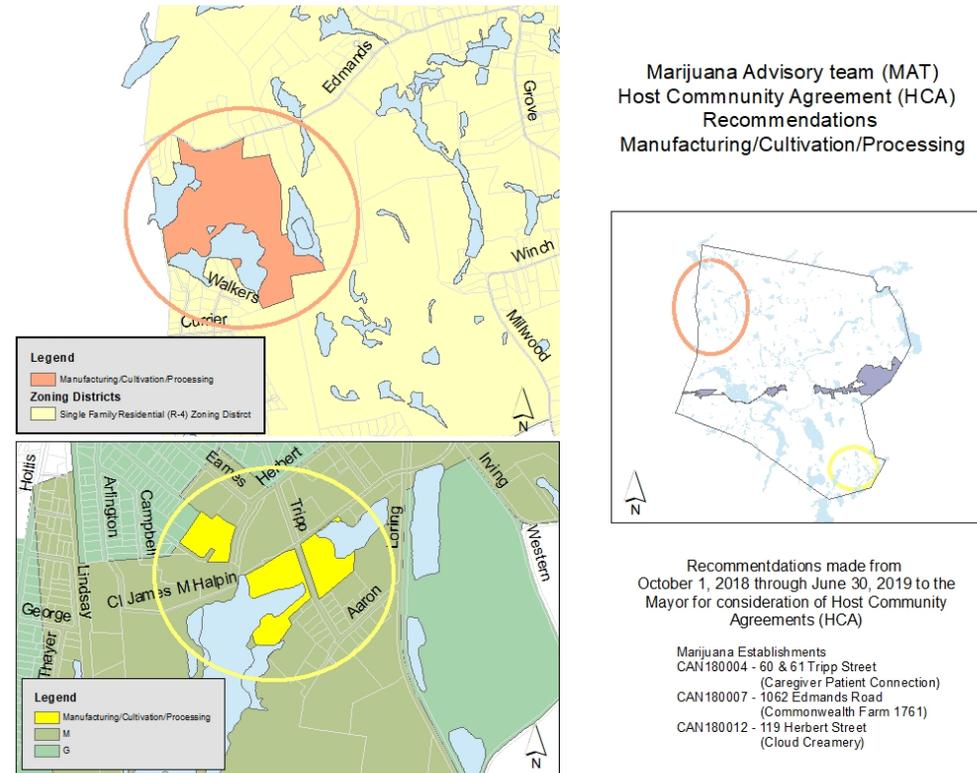
- Marijuana Advisory Team (MAT) Quarterly Report (Quarter October 1, 2018 – December 1, 2018), MAT Report 1, dated January 10, 2019;
- Marijuana Advisory Team (MAT) Quarterly Report (Quarter January 1, 2019 – March 31, 2019), MAT Report 2, dated April 10, 2019; and
- Marijuana Advisory Team (MAT) Quarterly Report (Quarter April 1, 2019 – June 30, 2019), MAT Report 3, dated July 30, 2019.

Actions by Municipal Departments

The City Council's Marijuana Task Force, the Planning Board, the City Council, the Mayor, the MAT, and many municipal departments have the recommended that the City prepare for the impacts of marijuana establishments in Framingham through:

- Traffic intersection design studies where additional heavy traffic is anticipated because of the location of retail establishment;
- Environmental impact or storm water or wastewater studies anticipated as the result of cultivation;
- Tracking public safety personnel overtime costs during times where higher congestion or crowds are anticipated;
- Monitoring additional substance abuse prevention programming during the first years of operation; and
- Accounting for municipal inspection costs.

This Section of the MAT Yearly Report provides a brief review of the work conducted by these municipal departments.



Mayor's Office

The Mayor's Office is responsible to executing HCA with marijuana establishments that the Mayor is confident will be a beneficial to the City and will operate professionally and lawfully. To date, the Mayor has executed the following Host Community Agreements:

Name	Marijuana Establishment Type	Address	Agreement signed
MCR Labs, LLC	Independent Testing Laboratory	85 Speen Street	July 31, 2018
Viridis Analytics MA, LLC d/b/a Evio Labs	Independent Testing Laboratory	40 Speen Street	August 1, 2018
Union Twist, Inc.	Adult-Use Marijuana Retail	630 Cochituate Road	March 26, 2019
Temescal Wellness of Massachusetts, LLC	Adult-Use Marijuana Retail (co-located with pre-existing RMD)	665 Cochituate Road	May 1, 2019
Cultivate Holdings, LLC	Adult-Use Marijuana Retail (co-located with RMD)	250 Worcester Road	July 10, 2019
The Caregiver-Patient Connection, Inc.	Cultivation and Product Manufacturing	60 and 61 Tripp Street	July 22, 2019
Cloud Creamery, LLC	Product Manufacturing	119 Herbert Street	July 26, 2019

The following applicants have been invited to negotiate Host Community Agreements with the City:

Name	Marijuana Establishment Type	Address	Invitation extended
Innovative Flower, LLC	Adult-Use Marijuana Retail	655 Cochituate Road	March 25, 2019
Patient Centric of Martha's Vineyard, Ltd.	Adult-Use Marijuana Retail	85 Worcester Road	May 15, 2019
Commonwealth Farm 1761, Inc.	Cultivation and Product Manufacturing	1062 Edmands Road	May 15, 2019
BCWC, LLC (pending name change to NovaFarms)	Adult-Use Marijuana Retail	1137 Worcester Road	May 15, 2019

Department of Inspectional Services

The Department of Inspectional Services is in charge of issuance of Building, Occupancy and Use Permits. Professional staff reviewed such permits administratively and issued the following permits in the 2019 fiscal year:

Permits issued for Temescal Wellness of Massachusetts, LLC (CAN180008), 665 Cochituate Road:

<u>BLD172641</u>	COM RENO	D.M. CROSSMAN & SON INC	<u>665 COCHITUATE RD</u>	12/28/2017
<u>BLD181527</u>	COM SHEET METAL	G3 HVAC INC	<u>665 COCHITUATE RD</u>	08/01/2018

Permits issued for Cultivate Holdings, LLC (CAN180009), 250 Worcester Road:

<u>BLD190524</u>	COM RENO	HADLEY CONTRACTING	<u>250 WORCESTER RD</u>	03/26/2019
<u>BLD190718</u>	COM RENO	JOHN HADLEY	<u>250 WORCESTER RD</u>	04/16/2019

Permits issued for The Caregiver Patient Connection, LLC (CAN180004), 60 and 61 Tripp Street:

<u>BLD170294</u>	COM RENO	K&D BUILDERS CORP.	<u>61 TRIPP ST</u>	03/03/2017
<u>BLD191279</u>	COM ROOFING	TECTAAMERICA NEW ENGLAND LLC	<u>61 TRIPP ST</u>	06/14/2019

Permits issued for Cloud Creamery, LLC at 119 Herbert Street:

<u>BLD180476</u>	COM RENO	J T HAFFEY BUILDERS, INC	<u>119 HERBERT ST</u>	03/21/2018
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Health Department

The Health Department is responsible for ensuring compliance with the General Ordinances and Board of Health regulations for adult-use marijuana establishments and RMDs. During the 2019 fiscal year, the Health Department issued the following permits relative to the regulation of marijuana in Framingham:

A Registered Marijuana Dispensary (RMD) Operating Permit was granted to Temescal Wellness, 665 Cochituate Road, on 9/13/2018, which expired on 12/31/2018. This permit was renewed for calendar year 2019.

Planning Board

The Planning Board, in accordance with the Framingham Zoning By-Law, which requires Minor Site Plan Review for all marijuana establishments as outlined in Section II.B Table of Uses of the Framingham Zoning Ordinances. The Planning Board has issued the following Minor Site Plan Review Decisions:

Project Number	Applicant	Project Address	Applications	Date of Decision	Notes
PB-30-19	Cultivate Holdings, LLC	250 Worcester Road	Minor Site Plan Review; and Special Permit Reduction in Parking	December 6, 2018	Applicant has provided additional parking at 2 Pierce Street (PB-18-19)
PB-32-19	Temescal Wellness of Massachusetts, LLC	665 Cochituate Road	Minor Site Plan review	January 10, 2019	
PB-36-19	Union Twist, Inc.	630 Worcester Road	Minor Site Plan Review	February 21, 2019	
PB-07-19	The Caregiver Patient Connection, LLC	61C Tripp Street	Minor Site Plan Review	April 4, 2019	
PB-12-19	Caregiver Patient Connection, LLC	60 Tripp Street	Minor Site Plan Review	May 30, 2019	
PB-16-19	Innovative Flower, LLC (d/b/a CROP)	655 Cochituate Road	Minor Site Plan Review	June 20, 2019	
PB-18-19	Cultivate Holdings, LLC	2 Pierce Street	Minor Site Plan Review and Special Permit Request for Dimensional Relief	June 27, 2019	Off-street parking associated with 250 Worcester Road (PB-30-19)

Reference

The following documents were produced over the course of the 2019 fiscal year for the regulation of marijuana in Framingham:

- Report, RE: Marijuana Establishment Regulations Zoning and General Regulations, from the Marijuana Establishment Task Force, dated August 15, 2018
- Marijuana Advisory Team (MAT) Quarterly Report (Quarter October 1, 2018 – December 1, 2018), MAT Report 1, dated January 10, 2019
- Marijuana Advisory Team (MAT) Quarterly Report (Quarter January 1, 2019 – March 31, 2019), MAT Report 2, dated April 10, 2019
- Marijuana Advisory Team (MAT) Quarterly Report (Quarter April 1, 2019 – June 30, 2019), MAT Report 3, dated July 10, 2019
- Order of the Mayor of Framingham, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, Policy of the Mayor 02-18, dated November 14, 2018

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