



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

Date of Report July 31, 2019

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FRAMINGHAM MARIJUANA ADVISORY TEAM ANNUAL REPORT

Marijuana Advisory Team (MAT) Annual Report

Appendix A – MAT Meeting Minutes

Appendix B – MAT Quarter Reports

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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**

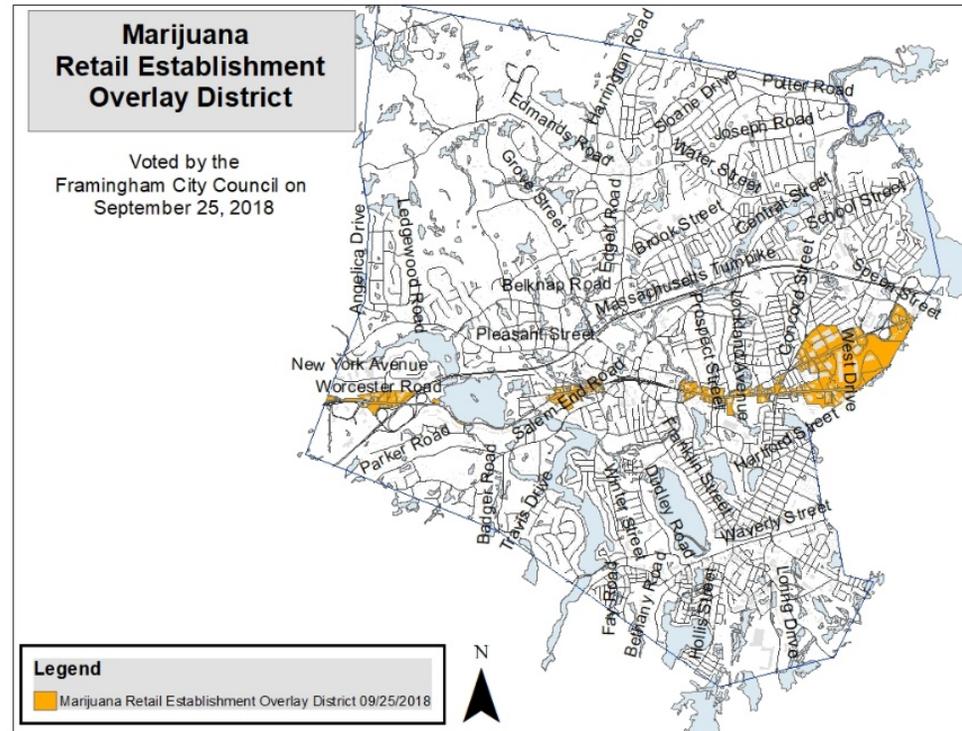
The City of Framingham adopted Figure 1 – Marijuana Retail Establishment Overlay District

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

January 22, 2019
○ Application CAN180013, Andromeda Supply Company, LLC (1656 Worcester Road)
January 24, 2019
○ Application CAN190001, Patient Centric of Martha's Vineyard, Ltd.(85 Worcester Road)
○ Application CAN190002, AKJ Investments, Inc. (275 Worcester Road)
January 28, 2019
○ Application CAN180012, Cloud Creamery, LLC (119 Herbert Street)
January 31, 2019
○ Internal MAT Meeting to review MAT Applications (CAN180002, CAN180003, CAN180005)
February 6, 2019
○ 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
○ Application CAN190004, NewCann Group, LLC (1094 Worcester Road)
February 27, 2019
○ Internal MAT Meeting to review MAT Applications (CAN190004)
March 5, 2019
○ Internal MAT Meeting to review MAT Applications (CAN18009)
March 21, 2019
○ Internal MAT Meeting to review MAT Applications (CAN180012 and CAN19003)
April 3, 2019
○ Internal MAT Meeting to review MAT Applications
April 10, 2019
○ MAT Internal Meeting to review and approve MAT Quarter Report, Number Two (January 1, 2019, through March 31, 2019)
May 1, 2019
○ 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
○ 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)

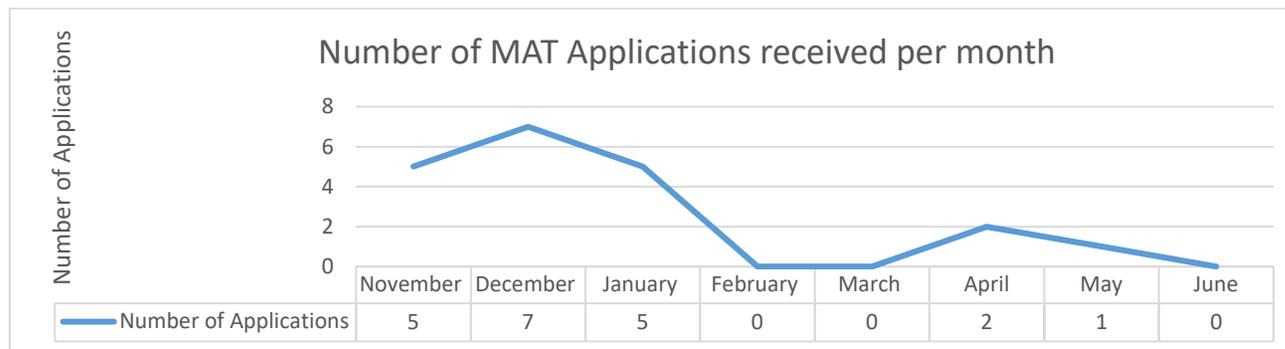
- December 20, 2018, meeting with CAN180002 and CAN180003, VitaSphere, Inc. (271 Worcester Rd)
- December 20, 2018, meeting with CAN180004, The Caregiver-Patient Connection, LLC (60 and 61 Tripp St)
- January 2, 2019, meeting with CAN180005, Green Rush, LLC(271 Worcester Road)
- January 2, 2019, meeting 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.

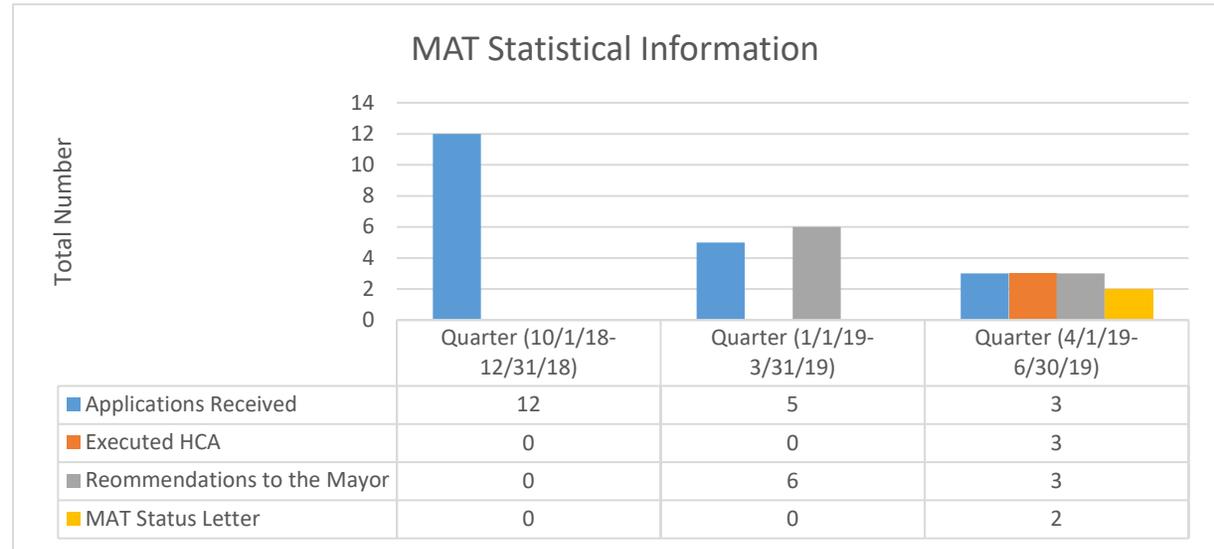
Figure 2, below depicts the number of MAT Applications received each month.

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)

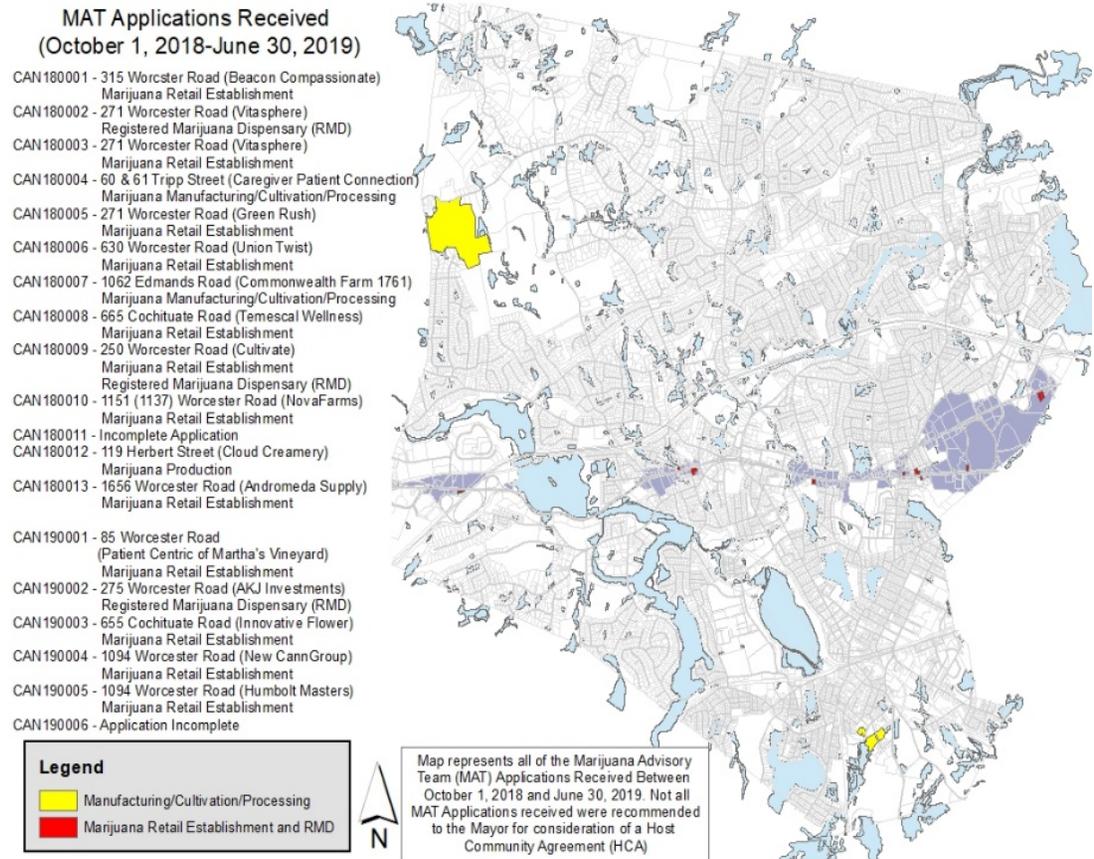


Figure 5 - Marijuana Advisory Team (MAT) Host Community Agreement Recommendations

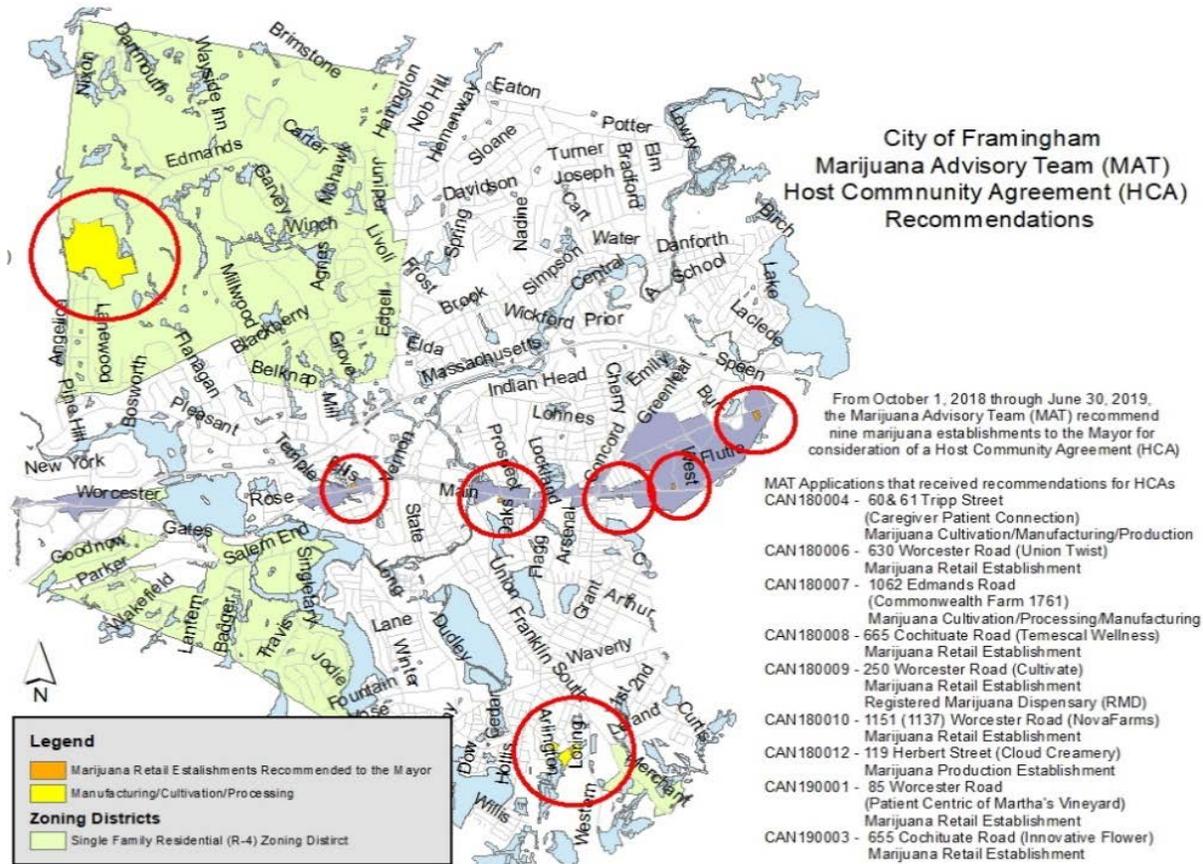


Figure 6 - Marijuana Advisory Team Host Community Agreement Recommendations for Marijuana Retail Establishments

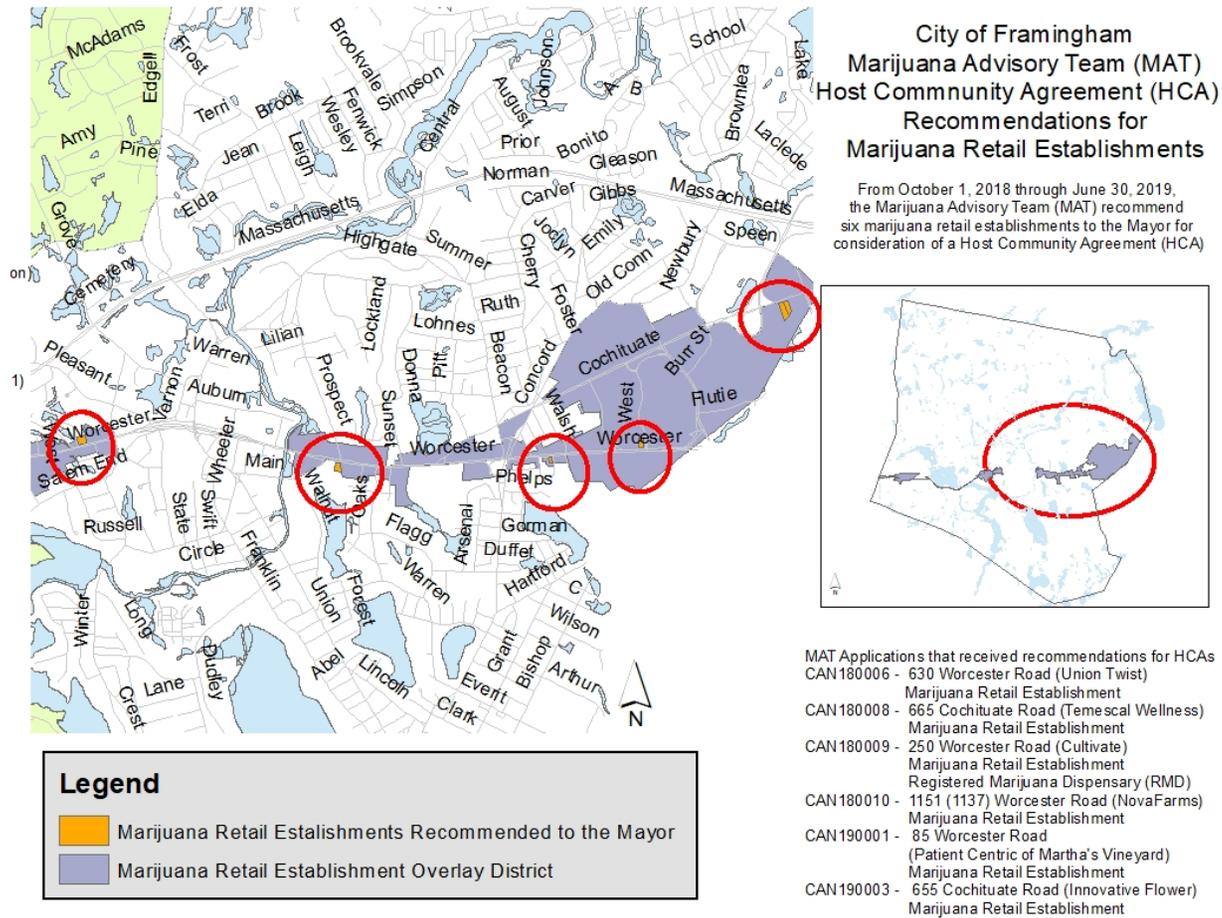


Figure 7 - Marijuana Advisory Team Host Community Agreement Recommendations for Manufacturing/Cultivation/Processing

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:.

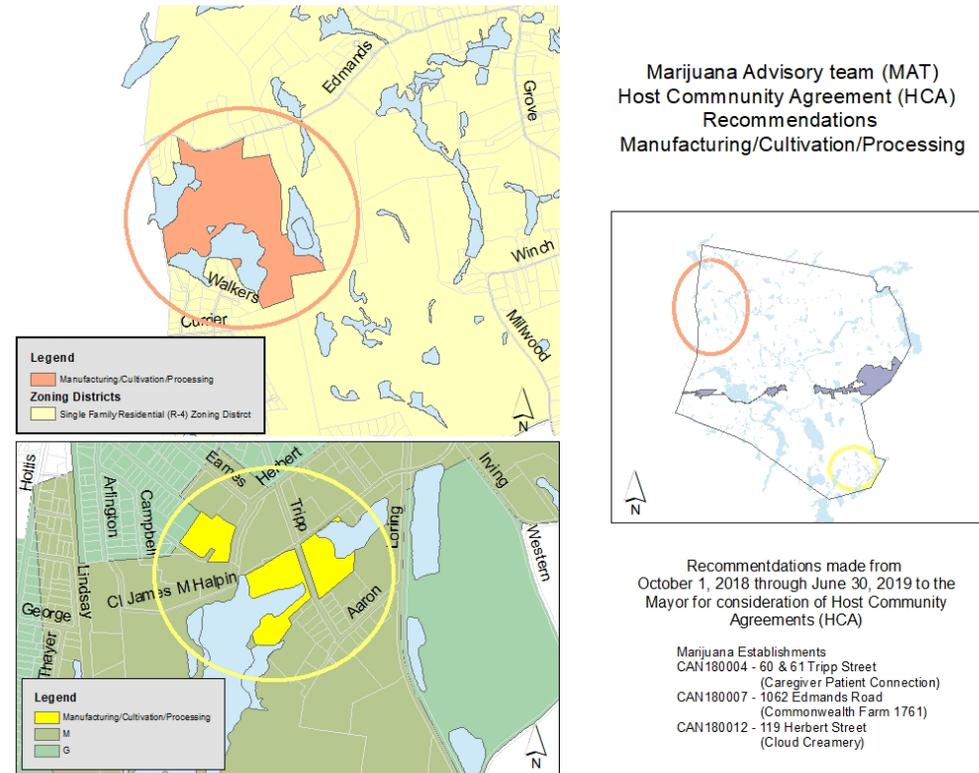
- Marijuana Advisory Team (MAT) Quarterly Report (Quarter October 1, 2018 – December 1, 2018), MAT Report 1, dated January 10, 2019;
- Marijuana Advisory Team (MAT) Quarterly Report (Quarter January 1, 2019 – March 31, 2019), MAT Report 2, dated April 10, 2019; and
- Marijuana Advisory Team (MAT) Quarterly 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 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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FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)

Appendix A – MAT Meeting Minutes

January 16, 2019, meeting with CAN180001, Beacon Compassion, Inc. (315 Worcester Road)
December 20, 2018, meeting with CAN180002 and CAN180003, VitaSphere (271 Worcester Rd)
December 20, 2018, meeting with CAN180004, Caregiver Patient Connection (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)
December 17, 2018, meeting with CAN180008, Temescal Wellness (665 Cochituate Rd)
December 17, 2018, meeting with CAN180009, Cultivate (250 Worcester Rd)
January 16, 2019, meeting with CAN180010, BCWS Group, LLC (NovaFarms) (1151 Worcester Road)
May 1, 2019 – meeting with CAN180010, BCWS Group, LLC (NovaFarms) (1137 Worcester Road)
January 28, 2019, meeting with CAN180012, Cloud Creamery, LLC (119 Herbert Street)
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)
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 15, 2019 –
meeting with CAN150005, Humbolt Masters (1094 Worcester Road)

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Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180001
Company Name	Beacon Compassion
Date of MAT Meeting	January 16, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Beacon Compassion	<ul style="list-style-type: none"> Steve Angelo, Beacon Compassion Catherine Cametti, President, Beacon Compassion Peter D’Agostino, COO, Lynch Associates
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin Williams, Department of Public Health Mary Ellen Kelley, COO Chief Joseph Hicks, Fire Department Officer Keith Strange, Police Department Michael Tusino, Building Commissioner, Department of Inspectional Services 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 Beacon Compassion

Mr. Angelo provided a review of the Beacon Compassion (Beacon), the history of its Registered Marijuana Dispensary (RMD) process, and the composition of the team. Mr. Angelo stated that Beacon is committed to providing quality product that is geared towards the “over – 30” crowd,

stating that Beacon strongly believes in wellness, which is why during hours of operations Registered Nurses (RN) will be available and will be members of the staff.

Mr. Angelo reviewed the document titled Framingham MAT Meeting, Beacon Compassion, dated January 16, 2019. Beacon is in the process of designing its cultivation and processing facility in Attleboro and intends to get its retail operations “up and running” in Framingham shortly after.

Mr. Angelo provided a review of Beacon’s presence in Massachusetts, which includes locations in Attleboro, Boston, and New Bedford.

Mr. Angelo provided a review of the location at 315 Worcester Road. One of the highlights of the site is that it can be accessed without having to utilize Route 9 (Worcester Road). The structure is a pre-existing structure that has 15 dedicated off-street parking spots. Beacon has the opportunity to get additional off-street parking spaces through the landlord if needed. Mr. Angelo went on to provide a review of the interior layout.

Mr. Angelo reviewed the security system and access to the security system by the Police Department. It was noted that the security system has been designed as a layer system and that there will not be armed guards on-site. Mr. Angelo stated that Beacon is committed to the installation of security cameras that point out to Route 9 (Worcester Road) and open access of the system as previously discussed with Chief Ferguson.

Mr. Angelo stated that Beacon is here to work with Framingham and will work to address traffic associated with Beacon.

Relative to hiring, Mr. Angelo stated that Beacon will be looking to hire locally. Mr. Angelo stated that Beacon is one of the only few that are female lead organizations within the cannabis industry.

Mr. Angelo reviewed delivery operations, noting that deliveries would take place frequently and that they would not be stocking months of supply at 315 Worcester Road. The products delivered to 315 Worcester Road would come in prepackaged.

It was stated that Beacon is committed to being part of the Framingham business community and will be joining the MetroWest Chamber of Commerce.

Ms. Cametti reviewed the location at 315 Worcester Road and highlighted the options for the site. Ms. Cametti noted that Beacon previously was only intending to be a Registered Medical Dispensary (RMD), but has decided to expand into the adult use side of the industry. Beacon would not be able to last in the cannabis industry without the ability to sell adult-use marijuana.

Marijuana Advisory Team (MAT) Review

Officer Strange requested clarification regarding the off-street parking lot, in addition to clarification about parking for employees, customers, the RMD, and other businesses in the plaza that share the parking lot at 315 Worcester Road. Officer Strange stated that there will need to be appropriate signage so customers will know where to park. Officer Strange questioned if Beacon would be hiring a parking lot attendant. Mr. Angelo provided a review of the multi-use structure noting that 15 off-street parking spaces would be dedicated specifically to Beacon. Beacon has been told by the landlord that there are options for additional off-street parking. Mr. Angelo stated that Beacon would absolutely have a parking lot attendant. Mr. Angelo stated that timing of opening is everything and that they are more than happy to manage the parking lot.

Officer Strange requested clarification regarding impacts to the abutting neighborhood, particularly as Stirges Street is a residential street, and as the residents and Police Department prefer to see customers access the business via Concord Street or Route 9 (Worcester Road).

Officer Strange questioned how Beacon will manage public transportation. Officer Strange further included that pedestrian accessibility will also need to be managed. There is a sidewalk along the property frontage, which is good but the parking lot attendant will need to be aware of pedestrians coming from Greenview Street Apartments.

Officer Strange stated that he would like to see a snow removal plan.

Officer Strange stated that the junction of Route 9 (Worcester Road) and Route 126 (Concord Street) flood. Officer Strange requested that Beacon prepare some type of emergency plan for flooding. The Police Department often will divert traffic away from this area, which Beacon should be aware of.

Officer Strange requested clarification regarding product deliveries to the site. Mr. Angelo stated that the idea is to own transport vehicles, but that this will need to be addressed. Officer Strange questioned how many vans Beacon will have. Officer Strange further added that Beacon should have a transportation plan that has procedures in place in the event that a transport vehicle breaks down.

Officer Strange stated that parking is not permitted on Route 9 (Worcester Road) and this would need to be managed to ensure that people do not try to park there.

Officer Strange requested information relative to the security cameras.

Ms. Williams stated that the Health Department has regulations for both RMD and marijuana retail establishments that will need to be complied with.

Attorney Zuretti requested clarification regarding vertical integration and provisional certification of Beacon's RMD by DPH, and asked for information regarding a recorded lease for 315 Worcester Road Explaining that while it is understood that it is not required to record a

notice of lease with a duration of less than seven years in the Registry of Deeds, the MAT is requesting applicants who are leasing property to provide notices of lease

Attorney Zuretti requested information about Beacon's banking. In terms of banking, Century Bank is an option for RMDs; do not accept accounts for adult-use marijuana establishments. Ms. Cametti responded that Bay Coast bank is not accepting recreational adult-use accounts only, but will provide accounts for both RMD and recreational adult-use together. Ms. Cametti stated that Beacon is in conversations with a few other banks and that Beacon has met with Century Bank and is approved for RMD only.

Ms. Kelley questioned if Beacon has proof of funds, which are from a different bank. Mr. Angelo stated that proof of funds have been relocated to a new account.

Mr. Tusino stated that once the property is secured Beacon would need to go to the Planning Board for Site Plan Review. Mr. Tusino requested clarification regarding the note on page 13 of the handout, which shows a garage door. Mr. Angelo stated that there is not a garage door.

Chief Hicks stated that he did not have any comments at this time.

Ms. Loomis stated that she did not have any comments at this time.

Attorney Zuretti questioned Beacon as to whether they will move forward with the RMD (for which the Town entered into an HCA in October of 2015) if a HCA for recreational adult-use is not recommended by the MAT. Beacon stated that if the MAT was not going to provide a recommendation for a HCA for the recreational adult-use then Beacon would like to have a conversation with the MAT prior to making this decision. Ms. Cametti stated that Beacon wants to be in Framingham. Beacon is a medically focused group that is all about education and commitment, but realizes that it needs to enter the recreational adult-use market; otherwise, it will not last long. Ms. Cametti reviewed the renovations to both the interior and exterior of the structure. Ms. Cametti further stated that Beacon wants to have a high-end facility that is professional and is willing to spend money to be in Framingham.

Attorney Zuretti stated that the Mayor is welcoming of businesses and hopes that those companies hire employees that reflect Framingham's diversity. Attorney Zuretti requested clarification regarding the hiring of employees, training, and protocol for hiring. Mr. Angelo stated that it is in Beacon's HCA that they will have a local preference towards Framingham residents. Mr. Angelo further stated that they will hire through job fairs, training programs, and any other avenue to ensure they meet their commitments to Framingham.

Ms. Kelley presented site plan questions, which requested information relative to the location of 15 off-street parking spaces assigned in the lease. Mr. Angelo stated that there are four off-street parking spaces in the front of the structure and the remainder of the off-street parking spaces are in the rear. Ms. Cametti reviewed the circulation of the site relative to access and the entrances. Beacon is looking to work with the adjacent business to use their off-street

parking to ensure appropriate parking, in addition to working with the landlord for overflow parking.

Mr. Kezer stated that the standard is the three percent impact fee. Mr. Kezer questioned Beacon if they had any questions and/or concerns relative to engaging in a similar type of agreement. Mr. Angelo stated that if the three percent impact fee is the standard, then it is the standard.

The Beacon team questioned if there was any sense relative to making any recommendations. Mr. Kezer stated that under the City's General Ordinances, Framingham allows a maximum of six marijuana retail establishments. Mr. Kezer stated that there are no definitive answers yet, but it is early in the process. Mr. Kezer stated that to move to the HCA phase "everything needs to be nailed down."

The Beacon group requested clarification regarding timing and would request guidance for additional information and would like an opportunity to come back in with that information, if appropriate.

Closing

Mr. Kezer thanked Beacon Compassion 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.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

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Marijuana Advisory Team (MAT) Meeting Minutes



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

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

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



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

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

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.

- 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

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180005
Company Name	Green Rush, LLC ("Green Rush")
Date of MAT Meeting	January 2, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Green Rush, LLC	<ul style="list-style-type: none">• Jack Carney, General Manager
MAT	<ul style="list-style-type: none">• Thatcher W. Kezer III, COO, Chair• Robin Williams, Department of Public Health• Dana Haagensen, Fire Department• Officer Keith Strange, Police Department• Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office• Michael Tusino, Building Commissioner, Department of Inspectional Services• Amanda Loomis, Planning Board Administrator
Legal Counsel	<ul style="list-style-type: none">• Amanda Zuretti, Esq., Petrini & Associates, P.C.

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 Green Rush, LLC

Mr. Carney identified the central unit within the first floor of 271 Worcester Road, a two story, mixed-use structure as the proposed location for Green Rush. . Mr. Carney presented the floor plan. Mr. Carney noted that Green Rush is reviewing two designs, one that includes an open vestibule and a second that has a closed vestibule for security and ID checkpoints.

Mr. Carney presented the security plan, which included a review of the check-in point, security monitors, and the inclusion of a hold-up button. The show room floor will have an entry line, where customers are greeted by one of two floor employees. The floor employees walk the customers through the show room floor, answer questions. The floor will also be staffed with a general manager, in addition to an ID security guard who will be located at the check-in point.

Mr. Carney provided an overview of the interior camera layout, which included approximately 15 cameras inside and approximately 10 to 12 cameras outside, all of which would be positioned to prevent blind spots. Mr. Carney explained that recordings from the security cameras would be maintained for over a year, which will be backed up onto an external server. The goal of the exterior cameras is not to allow people to come into the site without being recorded.

Mr. Carney presented the exterior amendments to the unit, which included frosting of the glass to prevent people from seeing in.

Mr. Carney noted that the site includes approximately 70 off-street parking spaces and that other tenants' peak times differ from those of Green Rush. The peak times for the other businesses included noon to 1:15pm and 6:00pm to 8:00pm.

Products that will be sold at Green Rush will be provided by a licensed recreational cultivation facility and will come from Green Rush's own cultivation facility in Chicopee, which is pending approval.

Green Rush's sales and traffic projections are projected to be approximately \$100,000 for a month, with daily sales averaging \$3,000. Mr. Carney stated that the average transaction will be approximately \$30.00. It is expected that there will be approximately 11 customers per hour, with the average time spent in the store being 8 to 10 minutes.

Mr. Carney provided an overview as to how Green Rush would prevent diversion to minors. Customers will require customers to sign in at the front door. Entrance to the facility will be limited to 21 plus. Upon entry there will be an immediate ID check and there will be a secondary check ID at time of purchase. Green Rush has a no tolerance policy, which will be reinforced during employee training.

Mr. Kezer requested clarification regarding the two security checkpoints. Mr. Carney stated that the requirement to check IDs at two points is what they do in Washington State and it has worked well.

Mr. Carney provided several different packages of information as requested in the MAT Checklist. Mr. Carney stated he got into the cannabis industry through horticulture in Washington State.

Mr. Carney provided a review of Green Rush's financials, in addition to who would be providing capital for the business. Mr. Carney concluded his presentation by noting that a community outreach meeting was held on October 18, 2018, and only two people were in attendance.

Marijuana Advisory Team (MAT) Review

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

Dana Haagensen requested clarification regarding the layout of the building and further questioned if Green Rush had selected a designer and/or architect for the project. Mr. Carney stated that Green Rush has selected an architect and the construction will be contracted through a friend of the owner of the facility in Fitchburg.

Mr. Haagensen requested clarification regarding occupancy/number of customers for the establishment. Mr. Carney stated that occupancy estimates seem low based on what we are seeing at other retail facilities. However, Green Rush is planning for the future and how to prevent overcrowding of the facility. Mr. Carney further added that if there were a high volume of customers then Green Rush would hire a third- party security team to manage the parking lot. In Fitchburg, Green Rush is required to work with the police department.

Michael Tusino did not have any comments at this time.

Officer Keith Strange requested clarification with regard the type of sales, which are proposed to be nonmedical sales, and whether the customers would require appointments. Mr. Carney stated that the Framingham store would not be by appointment only. Officer Strange requested clarification regarding delivery of products and how the products would get to the Worcester Road location.

Mr. Carney responded that the delivery facility would provide the day of a delivery but not the time for security purposes.

Officer Strange requested clarification regarding the deposit of fund. Mr. Carney stated that the funds would be located in a drop safe, which would be picked up every 3 days or \$20,000 by Dunbar. Mr. Carney stated that Green Rush wants to keep everything in the front of the facility, therefore, all deposits will be prepared for pick-up, and Dunbar would sign-in and take everything out of the front door. Officer Strange requested clarification regarding management of public transportation, such as bus, cabs, etc. Mr. Carney stated that a third- party security may be required to manage the parking lot.

Robin William requested clarification regarding the type of facility, adult use only and not RMD. Ms. Williams further requested clarification about the bathrooms being only utilized for employees. Ms. Williams questioned if Green Rush would be providing edibles and if there would be any samples available. Mr. Carney stated that there would not be any sampling on-site. Mr. Carney further stated that he has been in touched with Sam Wong.

Attorney Amanda Zuretti presented a series of questions to Green Rush for further clarification.

- that Green Rush, LLC does not appear to have a legal relationship with Green Business. Mr. Carney stated that presently there is no technical relationship, however, the owners have a verbal agreement, completely separate entities.
- that Green Rush provided financial information for personal accounts. Attorney Zuretti questioned if Green Rush, LLC had applied for banking in Massachusetts. Mr. Carney stated that Green Rush has applied to a bank in Greenfield (GFA), which is the only institution that accepts debit. The GFA account will be opened as soon as possible, the account has been approved but Green Rush needs to pay the bank fee.
- clarification regarding legal counsel in Massachusetts. Mr. Carney stated that Green Rush has legal counsel in Washington State and has been having issues finding local council.
- clarification regarding human resources in Seattle, as it appears that Green Rush's only employee is Mr. Carney. Does Green Rush have a hiring plan? Several of the application questions appear to be not lawful in Massachusetts. Mr. Carney stated that Green Rush has implemented a transparency plan, which intends on recording the hiring process.

Amanda Loomis requested clarification regarding the number of off-street parking spaces based on the various uses located at 271 Worcester Road. Ms. Loomis noted that the property backs upon to a residential street and requested that the fence be increased. Ms. Loomis requested clarification regarding the community host agreement.

Jacquetta Van Zandt requested clarification regarding the location of the human resource department being located in Washington State. Ms. Van Zandt stated that it is requested that the business reflect Framingham's diversity. Ms. Van Zandt noted that if Green Rush's human resource department is located in Washington, how will this allow the business to reflect Framingham's diversity? Mr. Carney stated that Green Rush would be hiring a local human resource department that will be local. Mr. Carney stated that Green Rush will work to promote diversity and provided an overview of hiring in Framingham.

Mr. Kezer stated that the provisions of the HCA can include up to a three percent fee community impact fee, and asked if Green Rush objected to this. Mr. Carney requested how the payment structure will be laid out and requested that the payment of 1.5 percent at end of first of the year and then divide out the 1.5 percent over the course of the following year on a monthly basis.

Open Discussion

Ms. Loomis requested clarification regarding the security cameras. Ms. Loomis noted a few areas that appear to have no camera coverage and would require additional review. Mr. Carney stated that Green Rush would review the cameras and will eliminate any blind spots.

Ms. Williams questioned if any of the products would be open. Mr. Carney stated that no open containers would be present at the facility. Ms. Williams questioned if the HVAC is a shared

system? Mr. Carney responded that they will discuss this with the landlord and will utilize carbon filters to eliminate any smells.

Closing

Mr. Kezer thanked Green Rush 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.

The meeting concluded at 11:19am. Mr. Carney stated that he would be sending over an updated diversity plan.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

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Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180006
Company Name	Union Twist, Inc. ("Union Twist")
Date of MAT Meeting	January 2, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Union Twist	<ul style="list-style-type: none"> Michael Ross, Esq., Prince Lobel Marie St. Fleur, Esq., COO Union Twist Amy McNamee, Esq., CEO, Union Twist Kate Crowther, Novus Group Dan Glissman, Esq., Prince Lobel
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin Williams, Department of Public Health Dana Haagensen, Fire Department Officer Keith Strange, Police Department Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office Michael Tusino, Building Commissioner, Department of Inspectional Services 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 Union Twist

Attorney Michael Ross presented a review of the property located at 630 Worcester Road, Union Twist and the submitted MAT Application. It was noted that in a prior meeting with the

City of Framingham, before the establishment of MAT, Union Twist was known as Jarden. However, after engaging in meetings with the Union Twist facility in Athol, MA, the group changed its name to Union Twist.

Attorney Ross stated that Marie St. Fleur, who is former Massachusetts State Representative who represented the Fifth Suffolk district from 1999-2011 and now works as a consultant, leads the Union Twist. Attorney Ross then introduced Amy McNamee, Esq., a former Assistant District Attorney in Suffolk County 1998 -2010 who now works in a private practice. Attorney Ross stated that Bradford Baker of FTG Security could not be present today due to a medical emergency.

Attorney Ross provided an in depth presentation of the site, noting that Union Twist has executed a Purchase and Sale Agreement for the property, and will and occupy the entire property. The retail component would be located on the ground floor and Union Twist offices and storage would be in the second floor of the existing structure. It was mentioned that Union Twist would be starting out as a marijuana retail establishment and would later be including a medical component as well.

A review of the security operations was briefly provided, utilizing a jewelry store as an example of its operations. There would be show cases, but no shelves, therefore, nothing for the customers to take. The customers will pick out the desired items and then an employee of Union Twist would go to the vault to get the product.

A brief review of the second floor was presented.

Attorney Ross presented the site plan, which included a review of the off-street parking, site circulation, pedestrian access, etc. Union Twist would be installing a “No Turn on Red” sign at the exit of the property to alleviate potential vehicular and pedestrian conflicts. Also, a tactile strip will be installed at the entrance of the site on both sides of the sidewalk.

Union Twist proposes to operate from 9:00 am to 8:00pm on a daily basis. Product delivery will take place two to three times per week during off-hours. Payment methods will be either cash or debit card transactions. There will be a cash pick-up approximately two to three times per week. Patient delivery will be provided on as needed basis, but will be going from the cultivation center to the patient and not from 630 Worcester Road to the patient.

Union Twist expects to hire 25 employees with an emphasis of hiring a local work force that is comprised no less than 30 percent of the staff reflecting Framingham’s diverse population.

Regarding medical cultivation, the Union Twist facility in Athol, MA is vertically integrated and is located on a 9.5-acre campus. The Athol facility is presently growing medical marijuana but not adult use at this point. Therefore, the source of product for the adult use side will be purchased, while medical marijuana will be grow and processed by Union Twist.

Marijuana Advisory Team (MAT) Review

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

Attorney Zuretti presented a series of questions, requesting information about site control, banking, and the Host Community Agreement (HCA) conditions. Kim Crowther stated that the property is presently under agreement and has a LOI/lease with an option to purchase, furthermore, Union Twist recently executed a purchase and sales agreement for the property. Attorney Zuretti requested a copy of the executed purchase and sales agreement, noting that site control is a threshold requirement for a Host Community Agreement (HCA).

Attorney Zuretti also requested clarification regarding banking. Attorney Dan Glissman stated that Century Bank has been fine holding money since there has been no funds yet just receipts.

Attorney Zuretti referenced M.G.L. c. 44, Section 53A regarding grant or donations and questioned if Union Twist has an opinion as to whether community impact fees were considered grants or donations to the community.

Union Twist stated that the CCC has been pushing back on this since the Fall River application and that While Union Twist remains open to reasonable requests it has been watching very closely to see what the CCC does about this issue.

Attorney Zuretti requested further clarification as to how Union Twist viewed the funds obtained through the HCA. Attorney Glissman responded that the gift or grant language came from the execution of HCAs on the RMD side. DOR has made an opinion that excluded HCA fees from general fund but agrees these funds should be part of the general fund. Ms. St. Fleur further added what is the impact on the community, should it be a charitable contribution vs. payment into the general fund.

Officer Keith Strange requested clarification regarding the transportation of product to the Union Twist facility at 630 Worcester Road and how many vehicle would be utilized for the transporting of product.

Union Twist responded that they would have a sufficient number of vehicles to ensure randomize trips to the site. Officer Strange stated that the Police Department would like to see multiple vehicles. Officer Strange requested information about how Union Twist would manage a disabled vehicle while transporting product. Officer Strange noted that the "No Turn on Red" sign would require a meeting with MASSDOT.

Officer Strange discussed the presence of pedestrian activity relative to both residential and commercial uses on and near Route 9 (Worcester Road). Officer Strange requested enhanced lighting for the site and, if possible, installation roof- top cameras to view east and west bound as far as possible on Route 9 (Worcester Road). Officer Strange further requested to review Union Twist's security plan.

Union Twist stated that they would like to schedule a meeting with the Police Department, that they would be hiring skilled security officers, in addition to securing the facility, they would conduct regular foot reviews of the site.

Officer Strange requested that Union Twist provide a point of contact in the event of an emergency or if an alarm is tripped, and that the Police Department's Cyber Security Decisive take a look at the security system to ensure it complies with the City's requirements.

Ms. McNamee stated that they intend to work with law enforcement and understand the importance of cameras and security. Kate Crowther requested to schedule a meeting to review the security plan.

Robin Williams requested clarification as to what would be opening at 630 Worcester Road, whether it would be an adult use vs. RMD. Union Twist stated that they would likely be opening both uses. Ms. Williams requested clarification regarding the purchasing of the structure relative to odor. Ms. Williams referenced the Health Department regulations for adult use and RMDs.

Michael Tusino question if the existing tenants of 630 Worcester Road know about the intentions for the property and do they have an exit plan? Ms. Crowther stated that the existing tenants do know, they are presently operating on a 30-day extension and are tenants at will. Once everything is finalized they will provide the tenants final notice.

Dana Haagensen questioned if the building plans were prepared by a registered architect and if so will that person be used during the construction process. Mr. Haagensen questioned if Union Twist was concerned about overcrowding and if they any specific plans relative to managing a rush of customers.

Amanda Loomis requested that the fencing along the property boundaries remain in good shape and that any area of the fence that becomes broke needs to be repaired.

Jacquetta Van Zandt requested clarification as to whether Union Twist had developed a process for recruiting a diverse staff.

Ms. St. Fleur stated that it is all about what you do "up front". Union Twist will be looking at how to bring in and provide opportunity for Framingham's underserved population. Ms. St. Fleur stated that you don't need to have to have specific skills, Union Twist will need lead time to do outreach, training, and develop skill sets. Union Twist aims to have a strong presence for various populations and make reflective of the community.

Ms. Van Zandt referenced programs that have been popping up that help move people into the cannabis industry encouraging Union Twist to conduct outreach to Framingham's community organizations. Ms. St. Fleur stated that she would like to have ongoing conversations with the Mayor's office to better understand the needs of Framingham and the community.

Union Twist noted that if they were unsuccessful in obtaining their minimum of 30 percent diversity goal, then they would like to put funds into the City jobs program.

Michael Tusino requested clarification regarding the number of employees.

Mr. Kezer presented the three percent impact fee to Union Twist and questioned if they had any reservations about this number. Union Twist stated that they did not have any reservations. Union Twist and Mr. Kezer discussed the recent Social Law Library discussion relative to the impact fee. Ms. Crowther stated that Union Twist wants to the maximum allowed but would want to make an impact. Union Twist stated that they have interest in providing a grant to various charities being good corporate citizens but would not want this to be included in the HCA.

Mr. Kezer addressed the need for Union Twist to take a look at the area when informing the neighbors of a community meeting. Ms. Crowther states that none of the residents of the Georgetown Apartments would be included in the 300' mailing since the property is under one ownership. However, Union Twist will be reaching out to the residents Georgetown Apartments to ensure they know about the community outreach meeting. Union Twist noted that the community outreach meeting is scheduled for January 7, 2019.

Closing

Mr. Kezer thanked Union Twist 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.

The meeting concluded at 1:32pm.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

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Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180007
Company Name	Commonwealth Farm 1761, Inc. ("Commonwealth Farm")
Date of MAT Meeting	January 2, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Commonwealth Farm	<ul style="list-style-type: none"> • 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 • Rebecca Rutenberg, Esq., Vicente Sederberg, LLC
MAT	<ul style="list-style-type: none"> • Thatcher W. Kezer III, COO, Chair • Robin Williams, Department of Public Health • Dana Haagensen, Fire Department • Officer Keith Strange, Police Department • Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office • Michael Tusino, Building Commissioner, Department of Inspectional Services • Amanda Loomis, Planning Board Administrator
Legal Counsel	<ul style="list-style-type: none"> • Amanda Zuretti, Esq., Petrini & Associates, P.C.

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 Commonwealth Farm 1761

Jonathan Tucker introduced himself and provided a summary of his connection to Massachusetts and recent work that he has been involved in (review of resume, which was provided in application). Mr. Tucker stated that he has been reviewing the marijuana process very closely, and that he sees the pursuit of a cultivation license for Commonwealth Farm at the property known as 1062 Edmands Road as an opportunity to save a local farm.

Attorney Arthur White provided a review of his history, noting that he has a long history of practicing law in both Framingham and Boston with strong ties to both communities. Attorney White disclosed that the owner of Eastleigh Farms is a client of his and that he is looking forward to preserving the farm and making this a community-oriented project.

Jonathan DeRosa stated that he is partners with Zack Hinkle and that he is a strong believer in following all of the rules and regulations, which is the only way to move forward.

Mr. Hinkle provide a review of his resume, noting that he has experience in business cultivation in Los Angeles that allows him to bring good people together.

Attorney Adam Fine introduced himself and his role as legal counsel for Commonwealth Farm.

Rebecca Rutenberg presented her involvement with Commonwealth Farm. Ms. Rutenberg noted that Bradford Baker, FTG Security was unable to attend the meeting due to a medical emergency.

Mr. Tucker stated that the farm would shield the proposed adult use marijuana product manufacturing and cultivation center, which would allow Eastleigh Farms to remain in operations as a working farm. The proposed marijuana production and cultivation facility will have a 24,000 sf of canopy to start (Tier 4) and will expand on an annual basis until the facility reaches a maximum canopy on the site (Tier 11). The company has a five year growth plan that will allow such expansion to take place on the property.

Attorney White stated that the team is ready to move forward with what is necessary to establish itself in Framingham and as a member of the community. Community outreach for the community meeting that will be held on Monday, January 7, 2019 has been sent out. The intent of the meeting is to understand the thoughts and concerns of the neighbors. The goal is to establish a plan that is developed based on municipal support. Attorney White further stated that Commonwealth Farm is confident that they will be able to obtain the necessary licensing, through compliance with the guidelines. The team is expecting to exceed the expectations of the state. Attorney White noted that they are still looking for additional funders to invest in the construction of the facility.

Mr. Tucker stated that this facility is an opportunity to build a business from the ground up. Commonwealth Farm seeks to employ approximately 100 full time and part-time employees with the focus on hiring locally, with a work force that reflects Framingham's diversity.

Marijuana Advisory Team (MAT) Review

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

Officer Keith Strange requested clarification regarding the organization's intent to distribute products from the facility and the number of transport vehicles that the operation would utilize.

Mr. Tucker stated that Commonwealth Farm is presently looking into two vendors who are working with the CCC to become licensed as transporters. Officer Strange stated that if the organization utilizes an outside vendor, then they would like to see a plan in place in the event that a transportation vehicle breaks down.

Ms. Rutenberg stated that they will have Mr. Baker provide this information. Officer Strange requested clarification regarding hours of non-operation and if a security guard would be present on-site. Mr. Tucker, responded, yes, 100 percent of the time, security is absolutely important.

Officer Strange requested clarification regarding alarm protocol for afterhours and have emergency contacts that will respond and further requested information about the security cameras within security plan and questioned if the Police Department would get access to footage in the event of an investigation. Officer Strange further requested permission for the Police Department's Detective of Cyber Crimes to be able to review the computer system prior to operation of the facility to ensure compliance with the City's and the District Attorney's requirements. Additionally, Office Strange requested that adequate lighting around the facility be provided and that if possible, to have 360 rooftop security cameras.

Michael Tusino requested information regarding the size of the structure and the size of 100,000 sf.

Mr. Tucker stated that the structure would be 24,000 sf to start, with two smaller structures to support packaging and office operations. Mr. Tusino requested clarification regarding the presence of water and sewer servicing the property.

Mr. Tucker stated that they are looking to collaborate with the City regarding services and would expect to hook into the municipal system.

Mr. Tusino requested clarification regarding the division of land, specifically if the cultivation/manufacturing facility will be on the same lot as the farm or on its own parcel. Attorney White responded that the facility would be on its own parcel and that they were looking at a number of locations on the property that would support the production and manufacturing facility, while still allowing for use of the farm.

Mr. Tusino questioned if Commonwealth Farm would own or lease the property from the current owner. Attorney White stated that they would be looking to enter a lease with the property owner. Mr. Tusino questioned if any trails ran through the property connecting to

Callahan State Park. Attorney White stated that to the best of their knowledge they did not think so.

Dana Haagensen questioned if any of the existing structures on-site would be utilized by Commonwealth Farm.

Mr. Tucker stated that all the structures utilized by Commonwealth Farm would be new and would be looking to hire someone that can construct a state-of-the-art facility. Mr. Tucker further stated that the facility would be expected to resemble a college level science lab.

Mr. Haagensen questioned if the facility would be processing and/or have hazardous material on-site. Mr. Tucker stated that the operations would utilize a CO² extraction process.

Attorney Amanda Zuretti requested clarification regarding the information provided on page 17 of materials provided, which mentions the use of acetone and solvents would be utilized.

Attorney Zuretti presented a series of questions, which included site control, corporate structure, and the physical structures.

- if the owner of the property has provided a letter for use of the property, in addition to the legal relationship between Commonwealth Farm and Eastleigh Farms. Attorney White stated that Commonwealth Farm is the licensing applicant and that the property owner is Doug Stephan, the Trustee of the Stephen Family Realty Trust. There will be a series of leases between the two entities and that Commonwealth Farm will be paying rent through another entity to be established.
- Attorney Zuretti requested clarification as to whether this would be a ground lease or a lease of just the buildings. Attorney Fine stated that Commonwealth Farm would be entering into a 99-year ground lease. Attorney Zuretti questioned if a feasibility study has been conducted and when the roll back taxes would take place. Attorney White stated that either have not taken place but Commonwealth Farm understands that both are required.
- Attorney Zuretti questioned if Commonwealth Farm viewed marijuana production as an agricultural use. Mr. Tucker responded yes.
- Attorney Zuretti requested clarification regarding banking. Attorney Zuretti noted that financial information for Mr. Tucker, i.e., an investment account, was provided but asked if the entity for Commonwealth Farm is banked. Attorney Fine stated that Commonwealth Farm is currently banked with Century Bank. Ms. Rutenberg stated that they are also looking into banking with GFA Credit Union in Gardener.
- Attorney Zuretti requested clarification regarding the architecture of the proposed structures. Ms. Rutenberg stated that architectural plans have not been developed yet.
- Attorney Zuretti question if Commonwealth Farm will start out as a Tier 11 facility or will it start or smaller and expand. Attorney Adam and Ms. Rutenberg stated that they would likely move forward with a Tier 4 and then expand on a yearly basis.

- Attorney Zuretti requested clarification regarding the timeline for licensure. Attorney Fine stated that it would likely take approximately five years to be fully built-out.

Robin Williams requested clarification regarding the presence of municipal water and city sewer on the property. Ms. Williams questioned if the facility would be producing edibles. Mr. Tucker stated that they would be producing edible products.

Ms. Williams requested clarification regarding the other types of products that would be produced at the facility. Mr. Hinkle stated that they would be starting with the basics. Ms. Williams requested clarification as to how Commonwealth Farm would manage odor. Mr. Tucker stated that there would be two doors and the use of carbon filters.

Amanda Loomis requested clarification regarding the presence of sewer on-site and asked if the facility would be utilizing solar panels to generate electricity

Jacquetta Van Zandt requested clarification regarding hiring a diverse group of employees, stating that Framingham has a limited applicant pool and requested clarification as to how they would manage that.

Mr. Tucker stated that they would work to ensure that the workforce is diverse and reflects Framingham's diversity. Ms. Rutenberg stated that a benefit of this team is that they have the resources to identify ways to make a meaningful impact and will host job fairs. Ms. Rutenberg reviewed of the types of opportunities in the marijuana industry and discussed her client's view on the value of training of employees. Ms. Van Zandt noted that Framingham has a large Brazilian population, in addition to a Chamber of Commerce that should be considered.

Mr. Kezer presented the three percent impact fee as part of the Host Community Agreement (HCA) and questioned if Commonwealth Farm had any questions, comments, reservations regarding this. Attorney Fine stated that they did not have any questions but would like to have a meaningful negotiation process to determine what will work. Attorney Fine stated that the three percent for cultivation is different than the retail sector. Attorney Fine stated make it profitable for Framingham but also make it fair.

Closing

Mr. Kezer thanked Commonwealth Farm's representatives 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.

The meeting concluded at 12:22pm.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

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Marijuana Advisory Team (MAT) Meeting Minutes



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

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

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.

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Marijuana Advisory Team (MAT) Meeting Minutes



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

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

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 Cultivate's 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.

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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	January 16, 2019
Location of Meeting	Blumer Room
Type of Application	Marijuana Retail Establishment

Attendance	
NovaFarms	<ul style="list-style-type: none"> Derek Ross, Manager, BCWC LLC Meg Sanders, Will & Way Erik Williams, Will & Way Blair Fish, BCWC LLC Patrick Moynihan, McCormack Suny, LLC
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Mary Ellen Kelley, Chief Financial Officer (CFO) Robin Williams, Department of Public Health Joseph Hicks, Fire Department Officer Keith Strange, Police Department Michael Tusino, Building Commissioner, Department of Inspectional Services Amanda Loomis, Planning Board Administrator
Legal Counsel	<ul style="list-style-type: none"> Attorney Amanda Zuretti, 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 NovaFarms

Brett Fish provided an overview of the Nova Farms team, highlighting experience in the industry and their respective roles at NovaFarms. Mr. Fish stated that Ted Grillo and Zach Allen, not present today at the MAT meeting, will be charged with the task of being the Chief

Growers. Mr. Fish also noted that John Kenyon will be a member of the legal team but was not present today.

NovaFarms has two Host Community Agreements (“HCA”) with Attleboro, one for cultivation and one for a marijuana retail establishment. NovaFarms was the first organization to receive HCAs for each of the uses. To avoid costs associated with indoor grow facilities, NovaFarms will be working on an outdoor grow in Sheffield, Massachusetts, which will allow them to grow, produce, and sell their own marijuana. This model will require some partnerships with indoor grow facilities during winter months. However, this model allows NovaFarms to be vertically integrated.

The proposed location for the marijuana retail establishment that has been identified is located at 1151 Worcester Road. The property is set away from the other locations that are presently being proposed in the Golden Triangle area. NovaFarms feels that the location is a shining star since it’s set away from the other locations and there is a centralized turn around for vehicular traffic. The property at 1151 Worcester Road is a standalone location, which poses no impact on other businesses.

Mr. Fish presented the interior build-out plan and stated that they are willing to work with Framingham on the development of the project. The timeline for the project is solely based on the community request. Mr. Fish stated that they are able to work as fast or slow as the City wants to get the business up and running.

NovaFarms has hired Plymouth Armor Group and Internal Inc. for the movement of product to the location.

NovaFarms presented the finances of the company and its ability to start the business. It was noted that NovaFarms has raised approximately \$1.5 million to date and has identified three companies that are willing to collaboratively contribute approximately \$9 million.

NovaFarms presented an overview of cultivation. It was stated that NovaFarms has purchased approximately 90 acres in Sheffield, MA, which will allow them to develop a 100,000sf canopy (Tier 11).

To close their presentation, NovaFarms stated that the team has unmatched cannabis experience, they are retail ready, have developed a top-notch security and safety experts plan, have the required resources, and have the ability to produce.

Marijuana Advisory Team (MAT) Review

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

Officer Strange requested clarification regarding the parking lot, specifically regarding the design and layout. The Police department would want to see dedicated employee parking and customer parking. Officer Strange stated that the project should include some form of public transportation plan, specifically how will NovaFarms manage people that utilize public transportation waiting for the next

bus or car to come. The Police Department will need to see a snow removal plan, the storage of snow cannot affect the off-street parking. Officer Strange reviewed the close proximity of both Ellis Street and Towner Street, and questioned if the intent was to have a parking lot attendant to manage the parking lot. Officer Strange noted that there are school buses and children in the area, which NovaFarms would need to plan around. Mr. Williams responded that NovaFarms would absolutely have a traffic attendant and would like to hire off-hour police officers, as well as have ongoing communication with the Police Department about traffic and public safety.

Officer Strange address one of the big issues with the site, in that Framingham State University (FSU) students attempt to cross the street. Such efforts to cross Worcester Road are not always successful. Officer Strange stated his concern about the influx of FSU students trying to access the site. Officer Strange identified several other issues within the area, which included the train tracks crossing Worcester Road, pedestrian activity, in addition to issues associated with Maynard Road.

Officer Strange requested that the City's Police Department have an opportunity to ensure that security camera footage is compatible with required City and District Attorney's Office format. Furthermore, the Police Department would want to request that security cameras face east and west on Worcester Road (Route 9), and that interior cameras are at different heights and angles.

Officer Strange requested information on the transportation of products to the property. Mr. Ross stated that Plymouth Armored Group would be hired for the transportation of products to the store. Products would be delivered to the rear of the site depending on the development of the property. The location where product would be delivered would be enclosed for the purposes of safety.

Ms. Kelley reviewed the projected revenue for the business. Mr. Fish stated that NovaFarms would expect \$28 million in revenue for retail and dispensary, which was voted on, on February 5, 2018. NovaFarms is presently not operating in Attleboro at this time, but NovaFarms was the first of 215 applicants to receive permission for the operation of an RMD.

Ms. Williams asked for clarification regarding the requested licensure, in that NovaFarms is proposing to operate an RMD and a marijuana retail establishment as a hybrid license. Ms. Williams informed NovaFarms that the Health Department has its own regulation for both RMD and marijuana retail establishments.

Ms. Loomis requested clarification regarding off-street parking and that the City would not want parking associated with the business to be on side streets such as Ellis and Tower. Ms. Loomis briefly discussed conditions of previous Planning Board decisions regarding off-street parking. Mr. Ross responded that NovaFarms would be managing the parking and traffic during the opening days and months of operation. Mr. Williams stated that NovaFarms would want to work with the Police Department on this.

Ms. Loomis requested clarification regarding the use of the site and the existing structures or whether a new structure would be constructed. Ms. Loomis noted that the structure is older than 75 years of age and would require review by the Historic Commission to determine if demolition was possible. The NovaFarms team responded that they may demo the front and retrofit the rear of the structure.

Attorney Zuretti presented a summary of the questions that she would be asking, which included a request for information relative to the corporate and entity name, lease agreements, hiring and diversity, outdoor grow and cultivation, and the HCA.

Attorney Zuretti stated that she was not able to find the new business known as NovaFarms. Mr. Ross provided clarification regarding the name and that they need to work with the Cannabis Control Commission (CCC) to change the name. The CCC has not developed a process to do this yet.

Attorney Zuretti requested information regarding the lease to the property.

Attorney Zuretti requested clarification regarding banking, stating that there are very few banks in Massachusetts that are banking with marijuana establishments. NovaFarms state that SafeHarbor has partnered with GFA Credit Union in Gardner. Ms. Sanders had one of the first marijuana accounts with SafeHarbor. Ms. Sanders has introduced the NovaFarms team to SafeHarbor. NovaFarms is presently working with Century Bank relative to their RMD. It was noted by the NovaFarms team that Century Bank has given a firm no on expanding into marijuana establishment banking.

Attorney Zuretti requested clarification regarding employment. It was noted that the Mayor has made a point to encourage Framingham businesses to reflect the diversity of Framingham. Attorney Zuretti requested clarification as to what process NovaFarms would utilize for hiring. Ms. Sanders reviewed the marijuana industry in Colorado, noting that the hiring of staff that reflects the community for any retail operation is essential. Ms. Sanders states that it's always a preference and recommendation that any team she works with hire locally. Ms. Sanders further stated that everything NovaFarms does is trainable. Employees are expected to be compliant, to be safe, and to be good co-workers. Ms. Sanders noted that she has worked with various agencies and has offered training. Employees must pass a background check, while NovaFarms needs to encourage upward mobility within the organization.

The NovaFarms team stated that employees are provided an opportunity to volunteer within the community and that NovaFarms wants to partner with the City. Attorney Zuretti questioned if NovaFarms would be hosting job fairs, and provide vendor training, and living wages and benefits. Ms. Sanders stated that the goal is to empower and train employees, and to ensure that employees do not have to work three jobs to support themselves.

Attorney Zuretti requested that NovaFarms provide the HCA from Attleboro for review.

Attorney Zuretti requested clarification regarding the outdoor grow facility, since they are quite an undertaking, especially in New England. Mr. Ross reviewed the cultivation location in Sheffield, MA. Mr. Williams further reviewed the 90 acre parcel of land.

Mr. Ross provided information about hemp operations at his facility in Maine. The parcel is entirely surrounded by a tree lined buffer and natural screening that provides added security along with athletics. Mr. Ross further stated that around the cultivation area there is an eight-foot high fence.

Mr. Ross reviewed the medical marijuana supply and the ability to do an outdoor grow facility. While other operations are working to building their interior grow facility, NovaFarms will already be growing product. Mr. Williams stated that NovaFarms would have a contract with an indoor grow facility to ensure they had enough product.

Chief Hicks requested clarification regarding public safety, traffic flow, and access and egress of the site.

Mr. Tusino requested clarification as to how the City is expected to make a recommendation if the company has not decided to reuse the existing structure or raze it and build new. Mr. Fish stated that NovaFarms wanted to hear what the City wanted, NovaFarms is here to make the City happy. Mr. Ross

stated that NovaFarms' first preference would be to raze the structure but this would take about a year or two. Mr. Fish stated that the construction of a new structure would look a lot more attractive and this is the preferred option. Chief Hick concurred that new construction would be preferred relative to the State Fire Code. Mr. Tusino stated that he has an issue with directing people to construct new or renovate. The structure will need to be evaluated by the Historic Commission if NovaFarms is proposing to raze the structure. Mr. Tusino concluded that the MAT can make a recommendation if NovaFarms does not know what it wants to do.

Mr. Kezer stated that there is a limited number of HCAs but it is important to have the project done right. Mr. Kezer stated that he has a sense NovaFarms is trying to do the right thing. To Mr. Tusino's point, the Mayor is going to expect a solid plan in place prior to anything going to her desk.

Mr. Kezer stressed the importance of engagement with the neighbors. Mr. Kezer requested that public engagement go beyond the 300' state requirements and look at reaching all of the residents on the two dead-end side streets. Mr. Kezer questions if NovaFarms had a willingness to engage and reengage as necessary. Mr. Fish reviewed NovaFarms experience in Attleboro with the MAT. NovaFarms will address any neighbor's concern to ensure that their life is not impacted. Mr. Williams stated that they are not expecting to be the first marijuana retail establishment in Framingham, but rather not be the business that is not wanted. Mr. Williams concluded that it is understood that this is one of the most highly regulated industries in Massachusetts and it's the nature of the neighbors to be concerned about impacts. Mr. Kezer concluded on not remising the importance of working with the neighbors.

Closing

Mr. Kezer 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. Mr. Kezer stated that the MAT will be sending out letters relative to recommendations regarding HCAs and requests for more information.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

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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	CAN180012
Company Name	Cloud Creamery, LLC
Date of MAT Meeting	January 28, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Product Manufacturer

Attendance	
Cloud Creamery, LLC	<ul style="list-style-type: none">• David Yusefzadeh, Manager, Cloud Creamery• Jim Borghesani
MAT	<ul style="list-style-type: none">• Thatcher W. Kezer III, COO, Chair• Robin Williams, Department of Public Health• Joseph Hicks, Fire Department• Officer Keith Strange, Police Department• Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office• Michael Tusino, Building Commissioner, Department of Inspectional Services• 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 Cloud Creamery

Mr. Yusefzadeh provided an introduction of his company and product. Mr. Yusefzadeh also provided his background in the food industry, explaining that Cloud Creamery was launched to provide an alternative for people struggling with autoimmune diseases and with the intent to create something that does not feel like medicine. Mr. Yusefzadeh stated that the company has leased space within a multi-purpose manufacturing structure at 115 (119 in City of Framingham

records) Herbert Street. The space was previously used for cooking and is prepped with a stove and other amenities.

Cloud Creamery will only be selling its product to retailers and will not be selling products directly to customers from the Herbert Street location.

Marijuana Advisory Team (MAT) Review

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

Chief Hicks requested clarification regarding the sale of products from the Herbert Street location, in that there would be no retail element as part of the business model. Mr. Yusefzadeh stated that there would not be direct sales to customers at the Herbert Street location.

Mr. Kezer requested clarification as to what type of industry the products would be sold to adult-use or medical marijuana establishments. Mr. Yusefzadeh stated that they are looking into both industries. Mr. Borghesani provided an overview of the medical process associated with the sales of the Cloud Creamery product.

Attorney Zuretti provided a list of questions to Cloud Creamery, which included requests for more information regarding site control, banking, food manufacturing experience, and shelf space in sales locations. Attorney Zuretti requested clarification regarding lease agreements for the property at 115 Herbert Street and whether Cloud Creamery had recorded a notice of lease. Mr. Yusefzadeh stated that the lease agreement has not been recorded but is active.

Attorney Zuretti requested clarification regarding banking. Mr. Yusefzadeh stated that Cloud Creamery is looking at several options and has spoken with two credit unions. Cloud Creamery will be connecting with GFA this week regarding opening an account. Mr. Yusefzadeh stated that Century Bank is not taking on adult-use accounts at this time.

Attorney Zuretti requested clarification as to what foods Cloud Creamery will be producing and background in the food industry. Mr. Yusefzadeh provided an overview of the various companies and startups that he has been involved with. Mr. Yusefzadeh stated that presently he is working with a company named Chewy, which is a food innovation lab in the Fenway area of Boston.

Attorney Zuretti requested information regarding retailers and shelf space. Mr. Yusefzadeh stated that he is working with several local companies, but are still in conversations. Cloud Creamery has been in talks with Temescal in Worcester. Cloud Creamery would need to invest in small freezer space in the various stores.

Attorney Zuretti stated that Framingham presently has one lab, with another one coming online soon. How will and what are the expectations of Cloud Creamery relative to testing to ensure that the dosage is properly administered per container. Mr. Yusefzadeh stated that his undergraduate degree is in food science so this is extremely important. Mr. Yusefzadeh

provided an overview of how the product was produced to ensure homogenous mixing of all the ingredients.

Mr. Yusefzadeh followed up to an earlier question regarding freezers in the retail locations. Cloud Creamery's agreement with the retailers would be the need to purchase small freezers, which would be located in the rear of the store and not accessible by customers. The customers will request the ice cream and a staff member will provide it to them at the point of sale.

Ms. Van Zandt stated that the Mayor would like anyone who brings business to Framingham, to help in the City's efforts to have businesses reflect Framingham's diversity. Ms. Van Zandt requested clarification as to how Cloud Creamery would do this. Mr. Yusefzadeh stated that when starting out, Cloud Creamery will only be manufacturing ice cream approximately four times per month. At such time, there will only be two employees. Mr. Yusefzadeh stated that he lives in Framingham.

Ms. Van Zandt requested clarification as to how Cloud Creamery would recruit employees. Mr. Yusefzadeh stated that Cloud Creamery would be looking for employees with backgrounds in food science, which is difficult to find more so since Framingham does not presently have a food manufacturing industry. Ms. Van Zandt encouraged Cloud Creamery to not "box itself in" with only hiring food science degree candidates.

Ms. Loomis stated that she did not have any comments at this time.

Chief Hick requested clarification regarding the composition of the Herbert Street structure. Mr. Yusefzadeh stated that the structure is presently multi-use. Chief Hicks requested information about the use of hazardous or flammable items. Mr. Yusefzadeh stated that they would utilize neither.

Ms. Williams provided an overview of the Health Department's involvement with reviewing marijuana facilities and food manufacturing facilities. Ms. Williams referenced 105 CMR 500, which is relative to manufacturing operations, which will need to also be complied with. Ms. Williams requested information about the product and the testing of food. Ms. Williams requested information about the HVAC system, and whether it serviced the entire structure or just the unit. Ms. Williams and Mr. Yusefzadeh had a brief discussion about odor control and management.

Officer Strange requested clarification regarding inventory within the facility. Mr. Yusefzadeh stated that Cloud Creamery would have three chest freezers, which can hold approximately 400 pints of ice cream, equal to 36 to 38 gallons of ice cream. The freezers will be locked and bolted to the wall. Mr. Yusefzadeh stated that the goal is to have a walk-in freezer. The company upstairs is moving out so Cloud Creamery would like to take over that space as well. Mr. Yusefzadeh included that the goal of Cloud Creamery is to have product sent to the retailer the next day so there would be little time for product sitting at Herbert Street.

Officer Strange requested information about the security alarms and the video cameras. Officer Strange stated that the Police Department would like to review these systems prior to opening to ensure that they comply with the Police Department and the District Attorney's office.

Officer Strange requested clarification regarding the delivery and transportation of products from Cloud Creamery to the retail location. Mr. Yusefzadeh stated that they are looking into companies for transportation. Officer Strange requested that there be more than one vehicle used for transportation operations.

Officer Strange requested that Cloud Creamery think hard about the security features around the distribution of product. Mr. Borghesani stated that the products are tracked seed to sale and will be logged in at both ends.

Mr. Tusino requested information regarding the existing space at Herbert Street. Mr. Yusefzadeh stated that there are computer desks and a full kitchen. Mr. Tusino asked if there was any retail. Mr. Yusefzadeh stated that there was not any retail. Mr. Tusino requested clarification regarding a loading bay. Mr. Yusefzadeh stated that there was one loading bay for the entire structure.

Mr. Borghesani stated that they will have a detailed plan for diversity, which is required for filing with the Cannabis Control Commission (CCC).

Mr. Kezer reviewed the MAT process in Framingham. Mr. Kezer stated that Cloud Creamery would need the HCA to work with the state and if a HCA were offered, they would need to comply with City requirements.

Mr. Yusefzadeh stated that he has had conversations with Mr. Wong, Director of the Health Department regarding the space prior to signing the leases. During such conversation, Mr. Wong provided a list of what would be required by the Health Department. Ms. Williams stated that the Health Department would like to go through the process with Cloud Creamery. Ms. Williams requested clarification as to who used the existing kitchen in the space at Herbert Street. Mr. Yusefzadeh stated that there was a church utilizing the space previously.

Closing

Mr. Kezer thanked Cloud Creamery 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.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180013
Company Name	Andromeda Supply Company, LLC (“Andromeda”)
Date of MAT Meeting	January 22, 2019
Location of Meeting	Executive Conference Room
Property Location	1656 Worcester Road
Type of Application	Marijuana Retail Establishment

Attendance	
Andromeda	<ul style="list-style-type: none"> Lori Sacco, Andromeda Supply Company Stacey Grillo, Andromeda Supply Company Victor Grillo, Consultant Attorney Joseph Antonellis, Antonellis Law James Sacco, Consultant Mathew Coveney, Esq., General Council John Rodrigues, Security Consultant, J. Gil & Associates
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin Williams, Department of Public Health Chief Joseph Hicks, Fire Department Officer Keith Strange, Police Department Mary Ellen Kelley, CFO Jacquetta Van Zandt, Senior Advisory to the Mayor Michael Tusino, Building Commissioner, Department of Inspectional Services 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 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 Andromeda Supply Company

Attorney Antonellis complemented the MAT on the application process that it has established for the preview of marijuana establishments and RMDs. Attorney Antonellis provided a review of Andromeda's proposed location, stating that 1656 Worcester Road is the best location for this particular use. The location is located on the eastbound side of Route 9 (Worcester Road), has two entrances/exits to the public way, and has no residential neighbors. The property directly abuts the MassPike, as is located near commercial uses to the west that include a gas station, a hotel, and a Dunkin' Donuts. The property is improved with an existing structure that is presently used by a restaurant. While the existing restaurant that occupies the space is still in operation, Attorney Antonellis stated that Andromeda has a Letter of Intent to lease the property.

Attorney Antonellis stated that the property has more than enough parking which is located on both sides and to the rear of the structure.

Attorney Antonellis stated that the team is made up of primarily Mrs. Grillo and Mrs. Sacco. Mr. Grillo stated that he has contributed to the City in the past, which included donations for bullet proof vests for the Police Department and that he intended to do so in the future. Mr. Grillo is a lifelong resident of Framingham. Mr. and Mrs. Grillo both presently reside in Framingham.

Mr. Grill stated that Andromeda is a unique company, in that the applicants are local and people that are known in the community and that, "the individuals that represent Andromeda are not here for fronts for other organizations." Attorney Antonellis stated that other marijuana businesses have multiple locations in other areas, where Andromeda is a Framingham-centered and Framingham- focused business.

Attorney Antonellis introduced Mr. Rodrigues as a specialist in security, noting that Mr. Rodrigues has guarded both "Popes and Presidents". Attorney Antonellis further stated that while members of the Andromeda team do not have experience in marijuana industry, and this cannot be covered up in the application, Andromeda does have experience in marketing and retail. Attorney Antonellis further noted that Mrs. Grillo is an accountant and Mrs. Sacco is an engineer.

Attorney Antonellis stated that Andromeda found a location that provides protection to nearby neighborhoods. He stated, in addition, that a City such as Framingham that has grown from a town to a city as it has, it is difficult to find a mixed-use location, with no adjoining street that connects to residential neighborhoods.

Mr. Grillo stated that he grew up in Framingham and provided an overview of the schools attended. Mr. Grillo stated that he is an entrepreneur by trade, and that he and Mrs. Grillo have started and sold many companies together. Mr. Grillo stated that they previously started a sold a company over on California Avenue in Framingham. Mr. Grillo stated that he presently lives on Doeskin Drive.

Mr. Grillo further stated that coming into the marijuana industry and business is unique experience for them. Mr. Grillo stated that he recently started and presently operates a company located in Waltham that services citizens with disabilities. The company focuses on serving as a liaison between a citizen seeking government assistance and the government. Mr. Grillo noted that his company is not paid by the people that the company helps but rather they are paid by the government. Mr. Grillo stated that they have heard from many of their clients that they presently self-medicate. Such an idea got them looking into the marijuana business.

Mr. Grillo stated that Mrs. Grillo has a passion for helping people and wanted to get back into the community. Mr. Grillo stated that they think there are some good things going on in the marijuana industry.

Mr. Grillo stated that he has been involved helping the community. Mr. Grillo listed some recent donations made to Framingham, which include bulletproof vests and helmet to the Police Department about two years ago, and prior to that have donated a product to help detect children predators. Mr. Grillo stated that he might donate a Police cruiser to the City in a year or so.

Mr. Grillo stated that Mrs. Grillo and Mrs. Sacco will own 100 percent the company.

Mr. Rodrigues state stated that he has made a career creating secure environments for people and things. Presently, Mr. Rodrigues has a business that protects high net worth people and their families, noting that security needs are always changing and that “whatever we did yesterday, we will do tomorrow –is not a good model for security”

Mr. Rodrigues further stated that some of his recent work includes the transfer of the nation’s gold reserves, items missing from the federal bank in Boston, protection of the Super Bowl, airport review committee to secure Logan Airport after the 9/11 attacks.

Mr. Rodrigues stated that he has done many different things and can bring a lot to the table and that although they do not have a security plan today, they will prepare one in the future. He stated that today is an introduction and a plan is pending what the company is doing moving forward. Mr. Rodrigues stated that he knows Mr. Grillo is the “big picture guy” for the business, and the Mrs. Grillo focuses more on the small details.

Mr. Grillo stated that Mr. Rodrigues was in the Secret Services for protecting the seven United States Presidents and the Pope.

Mr. Grillo stated that he wanted to add two quick things: First, that he understands traffic is going to be insane. The identified location is away from everything and there will be traffic issues. It will be a challenge having 100 vehicles lined up on Worcester Road, however, the site has more than enough off-street parking. The property at 1656 Worcester Road has more parking than other locations in Framingham. Secondly, that what Andromeda is looking to do is building something that Framingham can be proud of. Mr. Grillo stated that Andromeda is looking to build a very nice structure. Andromeda understands that they do not have a lot of

experience; however, everything that we do will be “best in breed”.

Marijuana Advisory Team (MAT) Review

Mr. Kezer thanked Andromeda for the presentation and turned the meeting for questions and comments from the MAT.

Chief Hicks stated that the location is good, which will help with traffic flow.

Mr. Tusino stated that he did not have any comments.

Mr. Kezer questioned Andromeda if they would be renovating or razing the existing structure to rebuild. Mr. Grillo stated that they would be renovating the existing structure.

Ms. Williams stated that the Health Department has their own regulations that would need to be complied with. Ms. Williams requested clarification regarding the type of establishment Andromeda would be operating. Attorney Antonellis stated that Andromeda would like to do both, but right now would be focusing on recreational adult use. Attorney Antonellis stated that the CCC regulations require separate grow facilities, which may change in March.

Officer Strange requested clarification regarding the off-street parking lot, as to whether the employees and customers would have separate off-street parking or shared. Mr. Grillo stated that they have not focused on that yet but will be preparing a site plan. Attorney Antonellis noted that they do feel there is enough off-street parking at the 1656 Worcester Road location and would be looking to max space.

Officer Strange requested that a public transportation plan be put into place. Officer Strange questioned what Andromeda would do with people while they waited for public bus transportation.

Officer Strange requested clarification regarding product delivery and where Andromeda would be getting product from. Mr. Grillo stated that they have chatted with a few vendors but have not identified a vendor yet. Mr. Grillo reviewed the delivery of the product, which would be delivered through the garage doors in the rear of the site.

Officer Strange requested dumpsters be locked and secured at all times.

Officer Strange requested a traffic management plan be prepared. Officer Strange stated that vehicles should not be stopping along Route 9 (Worcester Road) getting into the site. Officer Strange stated that the Police Department would be looking for a parking lot attendant to help direct people in and out and ensure that the product is not being sold in the parking lot.

Officer Strange questioned if Andromeda has prepared a pedestrian plan. There is a question as to how customers get between Wendy's and Dunkin' Donuts as there are presently no sidewalks on eastbound side of Route 9 (Worcester Road). Officer Strange stated that he does

not want to see pedestrians walking in the breakdown land of Route 9 (Worcester Road). Mr. Grillo noted that they have been talking about a connection path for pedestrians. Officer Strange requested that Andromeda come up with a safe option for pedestrians, cautioning that pedestrians may not use the crosswalk and that too many people may attempt to cross Route 9 from the Technology Park area.

Officer Strange requested clarification regarding the security plan, specifically requesting that cameras be installed on the counters at the point of sale. Officer Strange further requested that the Police Department's detective that is responsible for cybercrimes have an opportunity to review the computer an exterior camera be installed looking to the west and east of Route 9 (Worcester Road).

Officer Strange requested information relative to the delivery trucks that will be delivering products. Mr. Grill noted that the products would be picked up by Andromeda. Officer Strange questioned how many transport vehicles will Andromeda own, and Mr. Grillo stated that Andromeda would only have one vehicle to start. Officer Strange requested that Andromeda consider using multiple vehicles and that it prepare a plan to address vehicle that is disabled.

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Officer Strange requested a snow removal plan and an emergency plan for lock down or shelter in place.

Ms. Loomis stated that she did not have any comments.

Attorney Zuretti presented a series of questions that relative to site control, banking, and marketing of its product and asked for clarification regarding the lease for 1656 Worcester Road. She also asked if the lease is based upon Andromeda's receipt of the Host Community Agreement and other necessary approvals. Attorney Zuretti questioned if there had been any communications with MassDOT about using the park and ride for overflow parking.

Attorney Zuretti requested clarification regarding where Andromeda was banked. Mr. Grillo stated that Andromeda is presently not banked. Mr. Grillo noted that Andromeda has a line of credit with Mutual One, but there is an issue with depositing these types of funds. Mr. Grillo stated that that are looking into Century Bank and GFA in Gardner. Attorney Zuretti stated that Century Bank is not accepting funds from marijuana retail establishments and asked if Mutual One has made an affirmative statement that, it will receive deposits from adult use marijuana establishments.

Attorney Zuretti questioned how Andromeda would be marketing its product, whether the product would be in an open jar or prepackaged. Mr. Grillo stated that they have not decided or determine what the best way to market its product will be.

Attorney Zuretti questioned Andromeda how familiar they are with the local by-laws.

Attorney Zuretti questioned how Andromeda would be accepting funds from customers. Mr. Sacco stated that they would be utilizing Leaf Bit.

Attorney Zuretti requested information about the source of product that Andromeda would be selling. Mr. Sacco responded that they have been looking into an organization in Fitchburg.

Attorney Zuretti questioned when Andromeda was looking to start selling its products. Mr. Grillo stated that they would be looking at opening for third quarter of 2019. Once they have passed Framingham, they will start renovations while they work with the CCC. Attorney Zuretti noted that by General Bylaw, Framingham only has six opportunities for Host Community Agreements for marijuana retail establishments Mr. Kezer stated that applicants are responsible for “nailing down all of the unknowns” and “getting everything squared away.”

Closing

Mr. Kezer thanked Andromeda’s representatives 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.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN190001
Company Name	Patient Centric of Martha's Vineyard, LTD.
Date of MAT Meeting	January 24, 2019
Location of Meeting	Executive Conference Room
Property Location	85 Worcester Road
Type of Application	Marijuana Retail Establishment

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

Welcome and Introductions

In the absence of Thatcher W. Kezer, III, Amanda Loomis 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. Furthermore, that the MAT is a recommending body, that makes recommendations to the Mayor relative to Host Community Agreements (HCA).

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

Presentation of Patient Centric of Martha's Vineyard

Mr. Rose stated that Framingham is a very progressive city, which is why they have identified Framingham as the place to be for their business. Mr. Rose provide a brief description of his career in the management in the broadcasting industry and presented Patient Centric of Martha's Vineyard (PCMV). Mr. Rose stated that he would be utilizing his skills from his management career for the operations of PCMV.

Mr. Rudy provided a review of Acreage Holdings concept, which was originally established for the medical marijuana industry. Mr. Rudy stated that although they have shifted into the recreational adult use industry the focus remains on the patients.

Mr. Matthews is the security director for Acreage Holdings and has over 30 plus years, and is a retired Massachusetts State Police colonel. Mr. Matthews stated that he holds a high standard of excellence and recognizes that his representation and the representation of Framingham needs to be well represented.

Mr. Rudy stated that Acreage Holdings operates in 19 states within the United States. PCMV has contracted with Acreage Holdings to rely on their backing and their proven track record for success. Acreage Holdings will be aiding PCMV during the inspections and permitting process, once the community provides an HCA, Acreage Holdings will remain involved. PCMV will have access to the resources that Acreage Holdings has to offer, which is how PCMV will get its business up and running, as well as opened.

Marijuana Advisory Team (MAT) Review

Mr. Kezer then joined the meeting to welcome PCMV and to open the meeting for MAT comments and questions.

Officer Strange requested clarification regarding PCMV's traffic management plan at the proposed location known as 85 Worcester Road. Officer Strange requested further clarification regarding the off-street parking lot that appears to be shared with other users and structures and questioned if PCMV would have their own designated off-street parking spaces or would it be a free for all. Officer Strange further questioned if medical marijuana patients would have designated off-street parking spaces associated with the use.

In reply, Mr. Rudy stated that the use would have access to 16 off-street parking spaces and that PCMV can "work with" Ken's Steakhouse to share the 104 off-street parking spaces that exist between the two structures. Mr. Rudy stated that the proposed use and the site identified would not result in traffic backing up onto Route 9 (Worcester Road).

Attorney Romano stated that if there was an issue with a lack of off-street parking employees of PCMV can park off-site. Mr. Matthews reviewed the two plans provided to the MAT, which included Plan A and Plan B attached hereto.

Officer Strange asked if PCMV has a traffic mitigation plan in places that will take into consideration traffic associated with the holiday seasons as the Golden Triangle area of Route 9 (Worcester Road), Ring Road (around Shoppers World), and Cochituate Road are extremely busy during the holidays. Officer Strange questioned if PCMV would be hiring a parking lot attendant.

Ms. Rutenberg answered that PCMV would be reviewing this and will provide a parking lot attendant as needed. Mr. Rudy stated that PCMV would be working with the City and the Framingham Police Department on this, adding that PCMV would rather be overstaffed and will be rehearsing the opening prior to the official opening.

Officer Strange requested clarification as to how PCMV would prevent diversion of the product and if the parking lot attendant would be able to direct patrons in and out of the parking spaces. Officer Strange stated that PCMV would need to have a plan for people leaving the facility, and to prevent customers from distributing or using marijuana products in the parking lot.

Officer Strange stated that PCMV should have a plan for customers that access the site via public transportation. Officer Strange questioned how PCMV would manage these people while they wait 20 minutes for the next bus to come back.

Officer Strange requested clarification regarding product delivery. Mr. Matthews stated that the delivery of products would be one of the most highly controlled parts of PCMV's operations. Mr. Matthews stated further that PCMV would be utilizing a third party vendor for the purposes of product delivery. Deliveries will be spaced out for better control. Mr. Matthews stated that deliveries would be received in the rear of the structure, which will have a 360-degree camera watching the area and delivery operations at all times. Mr. Matthews further stated that the delivery vehicles will be equipped with cameras and GPS so they know where the vehicle is at all times. Mr. Rudy added that the delivery vehicles are outfitted with the highest level of security and that he has not ever seen anything like it. Mr. Matthews stated that deliveries would never happen during hours of operation.

Officer Strange questioned if PCMV would have access to more than one van. Mr. Matthews stated that there was more than one van, and requested that PCMV have protocols and procedures in place that will manage a delivery van in the event of a breakdown. Officer Strange also recommended that PCMV look into local tow companies, which could hold the vehicle in a secure location. Attorney Romano stated that PCMV would have an expedited agreement with a tow company in case something happens within Framingham.

Officer Strange requested clarification regarding pedestrian access to the site. Officer Strange stated that PCMV should put something in place relative to pedestrian access since Route 9 (Worcester Road) is tough to navigate.

Officer Strange questioned if PCMV has a snow removal plan, a fire evacuation plan, and a lockdown in place or shelter in place plan.

Officer Strange requested information regarding PCMV's cameras and lighting. Officer Strange requested that cameras located within the store be located at different heights. Officer Strange further requested that a camera be located at the point of sales on the counter to allow for a different vantage point.

Officer Strange requested that the Police Department's detective who works on computer cybercrimes be able to review the security system's software and security system to ensure that PCMV complies with the Police Department and the District Attorney Office. Attorney Romano stated that PCMV would be doing what other communities are doing, which is to create direct access to the internal camera system.

Mr. Tusino questioned what was located on the second floor of the structure and whether Tufts Medical would be staying in its location at 85 Worcester Road. Mr. Rudy stated that Tufts Medical is staying in place. PCMV has a separate entrance and staircase. Mr. Rudy stated that there are two sets of stairways. Mr. Tusino stated that as part of the procedure, PCMV would be required to go to the Planning Board for Minor Site Plan Review.

Chief Hicks requested that PCMV consider emergency access for emergency vehicles to ensure access to the structure. Mr. Rudy stated that a parking lot attendant might be the best option. Chief Hicks stated that the Fire Department wants to work with the businesses to be good partners.

Ms. Williams requested information relative to shared space and common area. Ms. Williams questioned if PCMV would have any open products. Ms. Williams stated that odor would be considered a nuisance, which is enforceable by the Health Department.

Ms. Williams asked if PCMV would be a Registered Marijuana Dispensary (RMD) and/or a recreational adult use store. Ms. Rutenberg stated that the store would be for recreational adult use and that the products would be prepackaged. Attorney Romano stated that there would be some products available for viewing by the customers, which will be located in a vented space. Mr. Rudy stated that any open product would be enclosed in a sealed glass case.

Attorney Zuretti presented a series of questions focused on site control, banking, and the place of origin of the products.

Attorney Zuretti requested clarification regarding site control and the negotiations of a lease. Mr. Rudy stated that PCMV has a lease agreement.

Attorney Zuretti questioned where MCPV is banked. Mr. Rose stated that PCMV is banked out of Century Bank for its medical marijuana business Ms. Rutenberg stated that PCMV is "looking into" a bank on the south shore known as Blue Shores and GFA in Gardener who is prioritizing existing accounts.

Attorney Zuretti requested clarification regarding PCMV and Acreage Holdings relationship. Specifically, is Acreage Holdings consulting or the owner of PCMV? Mr. Rose stated that he is the sole owner of PCMV and that Acreage Holdings is purely consultative.

Attorney Zuretti requested clarification regarding the source of PCMV's products. Mr. Rudy stated that Acreage Holdings would be one of the vendors supplying to PCMV. Attorney Romano stated that he has many clients moving through the CCC process and will be able to connect his clients in the near future.

Ms. Loomis stated that prior to the operation of marijuana retail establishment in Framingham PCMV would need to go through Minor Site Plan Review with the Planning Board. Ms. Loomis requested information relative to CCC have required community meeting. PCMV stated that the community meeting is scheduled for next week at the Sheraton Hotel.

Mr. Kezer presented the three percent impact fee and questioned if PCMV had any questions and/or concerns. PCMV stated that they did not have any concerns regarding the three percent impact fee. Mr. Rudy stated that if Mr. Rose becomes a license holder, Acreage Holdings would be behind him to back him up. Any money issues with PCMV and Acreage Holdings will be behind PCMV as well. Attorney Romano provided a review of local hiring, in that PCMV will be looking to hire a diverse workforce.

Attorney Zuretti requested information regarding hiring. Attorney Romano stated that PCMV would be holding a local job fair. Attorney Zuretti requested clarification regarding employee training and how PCMV would be encouraging local employment. Mr. Rudy stated that they would like to keep things local; PCMV cannot run these kinds of businesses if you are not local. Ms. Hall stated that Acreage Holdings is about keeping things local, noting that in their Worcester location they prioritize bi-lingual employees.

Mr. Kezer questioned if they have experience working with the local community. Ms. Rutenberg stated that Acreage Holdings has local roots with national expertise. They have learned a lot of lessons, so they know what works and what does not.

Mr. Kezer stated that the MAT has more applicants than we have licenses. Mr. Kezer stated that Framingham has not decided if we will go to all six at this time. The Mayor is going to rely on the checklist being complete; therefore, right now the MAT has to start making decisions.

Closing

Mr. Kezer thanked PCMV 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.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

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Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN190002
Company Name	AJK Investments Inc.
Date of MAT Meeting	January 24, 2019
Location of Meeting	Executive Conference Room
Property Location	275-277 Worcester Road
Type of Application	Registered Marijuana Dispensary (RMD)

Attendance	
AKJ Investments Inc.	<ul style="list-style-type: none"> Jack Patel, President Jemin Patel
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin Williams, Department of Public Health Chief Joseph Hicks, Fire Department Jacquetta Van Zandt, Senior Advisory to the Mayor Michael Tusino, Building Commissioner, Department of Inspectional Services 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 AKJ Investments Inc.

Jack Patel provided an overview of the site located at 275 Worcester Road and explained that AJK Investments intends to use approximately 3,000sf of the existing structure for its RMD marijuana establishment and 22 off-street parking spaces. Jack Patel stated that the business would commence with appointment-only sales for the first few months of operation, which would allow them to control the number of trips to the site.

Jack Patel stated that he has a Host Community Agreement (HCA) with Brockton for its retail marijuana establishment and that he is serving as an advisor for Jemin Patel to help him start his business. Jemin Patel stated that he would be utilizing a co-op model for his business, which would partner with the location in Brockton if that moves forward.

Jack Patel stated that security would be provided by 5 Point Management Team who works with the FBI and ex-Marines. Jack Patel reviewed the interior layout at 275 Worcester Road, noting that both he and Jemin Patel were experienced small business owners in the retail liquor for the past 20 years.

Jack Patel provided a review of AKJ Investment's marijuana diversion plan and stated that deliveries would take place during off hours to prevent delivery and customer interactions. Jack Patel stated that the store would operate based on the hours allowed by the City.

Jack Patel stated that for hiring they would have a job fair and emphasize diversity.

Jemin Patel reviewed the impacts of the marijuana industry on Colorado.

Marijuana Advisory Team (MAT) Review

Seeking further information regarding Mr. Patel's statement that the business would operate by appointment only, Officer Strange questioned if there would be a parking lot attendant. Jemin Patel stated that they could use a parking lot attendant or could be dependent upon the Police Department. Officer Strange questioned if AKJ Investments would be hiring a parking lot attendant. Jemin Patel stated yes.

Officer Strange requested a public transportation plan that would include information relative to how people that utilize public transportation will be managed on-site, and offered the observation that because there is a residential neighborhood behind 275 Worcester Road and that the Police Department gets complaints about speeding and people cutting through all of the time on these side roads. The Police Department would request that AKJ Investments direct people to utilize Route 9 (Worcester Road) to access the site.

Officer Strange requested clarification regarding product delivery. Jemin Patel stated that they would be utilizing a third party facility in Fall River. Officer Strange questioned if the third party delivery service has a plan to manage breakdowns and a procedure in place.

Officer Strange requested clarification regarding pedestrian access and what AKJ Investment's plan was for people who plan to walk to the store.

Officer Strange requested a snow removal plan, an emergency plan, a lockdown or shelter in place plan. Officer Strange noted that Route 9 (Worcester Road) and Route 126 (Concord Street) intersection is known to flood.

Officer Strange requested that the Police Department's detective have access to the business's computer server prior to opening to ensure compliance with Framingham Police Department and the District Attorney Office requirements.

Mr. Tusino requested clarification regarding the area of the structure that is being leased. Jemin Patel stated that they would only be leasing a portion of the entire structure and that the owner would still be operating a furniture store out of the other side.

Chief Hicks requested information about the interior build-out of the structure.

Ms. Williams asked how AKJ Investments would manage odor. AKJ Investments responded that the future use located in the structure is uncertain and the space may be vacant in the future. Ms. Williams questioned if the products would be prepackaged. AKJ Investments responded that there are two options, one option is to have the product prepackaged and the other option is for it to be unpackaged.

Ms. Williams questions if the use proposed by AKJ Investments was intended to be an RDM or recreational adult use. Jemin Patel stated that they were only interested in recreational adult use. Ms. Williams stated that the Health Department has its own regulations, which would need to be complied with.

Mr. Tusino stated that the MAT Application submitted by AKJ Investments was for RMD operations. Attorney Zuretti confirmed that the MAT Application was for an RMD and not recreational adult use sales. Jemin Patel stated that he thought RMD was the recreational adult use option. Attorney Zuretti provided clarification to AKJ Investments regarding the differences between recreational adult use and an RMD.

Attorney Zuretti questioned if AKJ Investments was banked. Jemin Patel stated that AKJ Investments was trying to figure this out now. Jemin Patel added that they are trying to figure out which establishment is most convenient.

Ms. Loomis stated that the project would require Minor Site Plan Review from the Planning Board. Ms. Loomis stated that parking on Route 9 (Worcester Road) would not be allowed. Ms. Loomis questioned about AKJ Investments hosting a community meeting.

Mr. Kezer presented the proposed three percent tax as impact fee, noting that the impact fee is the standard. Mr. Kezer questioned if AKJ Investments had any questions or comments regarding the three percent impact fee. Both Jack and Jemin Patel stated that they were fine with the three percent impact fee.

Closing

Mr. Kezer stated that the MAT process is highly competitive and stressed the importance of getting your information nailed down relative to plans and/or procedures.

Mr. Kezer thanked AJK Investments 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.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN190003
Company Name	Innovative Flower, LLC
Date of MAT Meeting	February 6, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Innovative Flower, LLC	<ul style="list-style-type: none"> Attorney Paul Galvani, Gordon Lewis, Innovative Flower, LLC Brad Francis, CROP Scott Durst, CROP
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin Williams, Department of Public Health Dana Haagensen, Fire Department Officer Keith Strange, Police Department Mary Ellen Kelley, CFO Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office Michael Tusino, Building Commissioner, Department of Inspectional Services 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 Innovative Flower

Attorney Galvani provided a brief review of the property at 655 Cochituate Road, previous permitting activity, and the existing conditions of the property. Attorney Galvani stated that the

property presently has three structures, and that Central Pools purchased the site back in 2010. Central Pools is still operating at the structure in the front of the lot but is presently reconstructing the rear structure, which they will be moving into and then razing the front structure.

Attorney Galvani reviewed the renovations to the site approved by the Planning Board, the Zoning Board of Appeals, and the Conservation Commission. Since the time of permitting the owner has considered several different uses such as a carwash, a fast food establishment with a drive-thru and a tire shop with auto repair. It is understood that the property will need to go through additional permitting. Site improvements will be a substantial upgrade to what is presently there, which includes the construction/formalization of 61 off-street parking spaces, of which Central Pools does not need a lot of. It was noted that Central Pools does not have a high demand for off-street parking.

Mr. Lewis reviewed the proposed exterior and interior of the structure. It was highlighted that the new structure's interior would include an entrance for greeting, a market place where the products would be reviewed, and a check out area. There would be a total of six different market place booths all with the same products that can handle up to three customers at a time. While waiting to enter the market place, customers can wait in the main entrance lobby.

Mr. Lewis stated that Innovative Flower, LLC, d/b/a CROP ("CROP"), is a start-up company that is locally owned, has raised all the funding for the operations on their own, and wants to build a cannabis business in Massachusetts. The business includes professionals engaged in product development person and an engineer and has a focus on being a socially responsible company. CROP is developing a good management team and would like to place one retail, one manufacturing facility, and one cultivation license in Framingham. Mr. Lewis states that, ideally, CROP would like to manufacture in Framingham and sell its products statewide.

Mr. Lewis reviewed the resumes of the team. It was noted that Richard Noyes, Jessica Oliver, and Jeff Mcelroy were not present but provided an overview of participation in the organization.

Mr. Francis stated that although they were trying to create a fun experience CROP wanted to ensure that the company was in full compliance with security. To ensure compliance with security measures, CROP will conduct regular checks, risk assessments, use of secret shoppers, quality assurance reviews, and measures to prevent diversion. Relative to diversion, CROP takes this very seriously and wants to ensure that their products do not get into the wrong hands. CROP is intended to be a high-end brand, and prices will reflect this as well.

Mr. Lewis stated that the minimum wages would be set at \$17.75 per hour, with nine paid holidays, 401K, and equity in the business. CROP's focus is on employees first, customers second, and investors third.

Mr. Lewis provided a review of CROP's diversity and inclusion plan. CROP's goal is to "look like Framingham and remain looking like Framingham." There will be a commitment to the community, both globally and locally. CROP is thinking about additions such as the use of alternative energy and sustainable packaging with the focus on a minimal use of plastics. There is also a focus on hiring locally with a preference to Framingham. CROP will be providing each employee with four hours for volunteer time.

Mr. Lewis stated that CROP has a corporate mission that include support to efforts to help resolve worldwide childhood hunger, which he believes could be solved with \$32 billion. Since this is an effort that CROP believes in, they will be providing \$50,000 per year to help fight hunger in Framingham.

Mr. Lewis stated that the plan is to open in March of 2020, since there is a lot of work that needs to be done to the site. It is believed that all of their competitors will be open by that time. CROP will be conducting a soft opening prior to opening to review their opening plan. For the first few months, CROP will be overstaffing by 1.5 employees. There is presently a search for off-site parking and they will hire a police detail for as long as needed.

Mr. Lewis reviewed the supply plan, noting that CROP is intending to be vertically integrated but will not start out that way. CROP is working to establish relationships with local vendors. Mr. Lewis stated that CROP plans to hire 17 specialized jobs for manufacturing and 12 trade jobs that will work on the cultivation side of the company.

Members of the CROP team reviewed the timeline relative to opening, which included the securing of the structure on December 21, 2018, hosting of a community outreach meeting on February 15, 2019, receiving final license from the CCC by February 14, 2020, and the launch of CROP on March 1, 2020.

CROP concluded its presentation by stating that they want to make a positive impact on Framingham. There is an opportunity for the company to work with Framingham relative to beautification and revitalization of Route 30 and the Speen Street Area. CROP provided a quick review of it should receive an invitation to negotiate an HCA.

Marijuana Advisory Team (MAT) Review

Mr. Kezer turned the meeting over to members of the MAT.

Mr. Tusino stated that the project would need to be reviewed by the Planning Board for Site Plan Review. Mr. Tusino requested that CROP check to ensure that the existing structure that was intended to be razed is not more than 75 years of age.

Officer Strange stated that he liked the idea of a parking lot attendant. Officer Strange stated that the Police Department has a detective that is assigned to computer crimes and would request that the Police Department have an opportunity to review CROP's computer system prior to opening to ensure compliance with the Police Department and the District Attorney

Office requirements. Mr. Lewis requested to meet to ensure that the system is in compliance. Mr. Francis noted that they have a proposal from Daft Co. in Saugus, MA for security.

Officer Strange requested clarification regarding the off-street parking lot design. Officer Strange questioned if there would be a plan for public transportation. Specifically, if the MWRTA drops off people, how will these people be managed on-site relative to pick-up and drop-off?

Officer Strange requested a review as to how the delivery of product would take place. Mr. Francis stated that they would be constructing an enclosed area that will include a privacy screen. The transportation of product will be outsourced to start, but that eventually CROP will be doing their own transport. Officer Strange requested that CROP have a plan in place for management of disabled vehicles and a relationship with a local tow company.

Officer Strange questioned if CROP would have a plan that will mitigate pedestrian traffic. Officer Strange further stated that there are already pedestrians who cross Cochituate Road.

Officer Strange requested information regarding emergency plans, fire drill, and lock down in place procedures.

Ms. Williams requested that the front structure be reviewed for asbestos prior to razing. Ms. Williams questioned if there would be food. Mr. Francis stated that in the waiting room there would be bottles of water, but no food. Mr. Francis also reviewed the division of the structure, which includes the front entrance/waiting room, the marketplace, and the payment area. Mr. Francis stated that no non-cannabis food would be sold.

Ms. Williams questioned if the facility would be adult-use only. CROP's representatives responded that it would be adult-use only. Ms. Williams reviewed the required Health Department regulations that would be required for CROP.

Ms. Kelley requested clarification regarding banking. CROP stated that they are presently utilizing cPort Credit Union in Maine, but have been talking with GFA Federal Credit Union in Gardner, Massachusetts. CROP stated that GFA has a policy that they will not open an account until they have a license. Ms. Kelley requested clarification regarding access to potential investors and how solid these investors were. Mr. Lewis stated that CROP is self-funded, with a series of investors based on licensing.

Mr. Haagensen requested clarification regarding the site layout, noting the structure in the rear and the off-street parking will be shared. Mr. Lewis noted that Central Pool does not require a lot of parking, but there will be a parking lot attendant that will manage the entire lot.

Mr. Haagensen stated that the security plan would need to be reviewed by the Police Department, but the Fire Department would request that a point of contact for the business be provided. This person should be able to get to the site within a reasonable amount of time in the event of an emergency. Mr. Francis stated that he would be relocating to Framingham and

would be serving as this person. Mr. Haagensen reviewed the structure and compliance with Massachusetts state law, noting the requirement that structures over 7,500sf be sprinkled. Mr. Francis stated that they would be adding a sprinkler system to the structure.

Attorney Zuretti requested clarification regarding site control. Mr. Francis stated that CROP has a binding LOI for the property and that they are already paying rent.

Attorney Zuretti requested clarification regarding banking, specifically what Seaport's role was in the company. Mr. Francis stated that cPort Credit Union in Maine was for just the buildout of the space. Mr. Francis stated that they can go through that bank but it is a long drive and is looking for a local bank.

Attorney Zuretti questioned if CROP was applying for retail and manufacturing. Mr. Francis stated that initially the plan was to do both at the same time; however, it is hard to find manufacturing space in Framingham. Attorney Zuretti noted that there are a limited number of marijuana retail establishment HCAs available with Framingham, but manufacturing HCAs are not limited. Mr. Francis stated that they were looking for a Tier Four space, and have been in discussions with Rob Lally and Commonwealth Farm.

Ms. Loomis reviewed the previous permits associated with the project and the need for updated site plans if any of the previous permits have expired.

Ms. Van Zandt questioned if CROP would be providing paid maternity and paternity leave. Mr. Francis stated that dad would be included. Ms. Van Zandt requested clarification regarding recruitment. Mr. Francis and Mr. Lewis stated that they would be attending job fairs and hosting their own. Ms. Van Zandt stated that she wanted to ensure that CROP reflects Framingham's diversity in its workforce. Ms. Van Zandt stated that CROP should include people that speak Spanish.

Attorney Zuretti requested clarification as to CROP would be able to legally hire as they presented and ensure diversity, and suggested that, given the large Portuguese-speaking population in Framingham that CROP consider hiring Portuguese-speaking employees.

Mr. Kezer presented the up to three present impact fee to CROP and asked if they had any questions regarding this. Mr. Lewis stated that they did not have any issues and would just hope that money would be spread around. Mr. Francis stated that they understood the impact fee and want to pay their fair share.

Closing

Mr. Kezer thanked Innovative Flower 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.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

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Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180004
Company Name	NewCann Group, LLC ("NewCann")
Date of MAT Meeting	February 20, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
NewCann	<ul style="list-style-type: none">• Beth Goldstein• Judith Leary• Jack Madigan• David Rabinovitz
MAT	<ul style="list-style-type: none">• Thatcher W. Kezer III, COO, Chair• Robin Williams, Department of Public Health• Dana Haagensen, Fire Department• Jacquetta Van Zandt, Senior Advisory to the Mayor• Michael Tusino, Building Commissioner, Department of Inspectional Services• Amanda Loomis, Planning Board Administrator
Legal Counsel	<ul style="list-style-type: none">• Amanda Zuretti, Esq., Petrini & Associates, P.C.

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 NewCann Group

Mr. Rabinovitz provided a review of the property located at 1094 Worcester Road, stating that it is a prime location for NewCann. Mr. Rabinovitz stated that NewCann is looking for a retail-only license.

Mr. Rabinovitz provided a review of NewCann’s commitment to engaging local suppliers and hiring locally. Mr. Rabinovitz stated that NewCann will first seek to hire people from the NewCann neighborhood and the City of Framingham, and then will open positions to a larger group. NewCann also intends support social equity and economic empowerment candidates. Mr. Rabinovitz stated that NewCann wants to have a positive impact on the community and will focus on community concerns.

Mr. Rabinovitz stated that NewCann would be host community outreach meetings to keep the neighborhood informed in advance of NewCann starting its operations at 1094 Worcester Road.

Ms. Leary stated that NewCann looked at 13 locations within the City of Framingham and talked with people before choosing 1094 Worcester Road. NewCann’s concerns included traffic congestion and not wanting to be located within a neighborhood. Ms. Leary stated that NewCann wants to be a good neighbor, but did not want to rely on Route 9 (Worcester Road) for sole access to the location. Furthermore, NewCann did not want to be located in the Golden Triangle due to crowding of marijuana facilities nor along Route 126 due to flooding. The site also needed to have enough off-street parking.

Ms. Leary stated that the property at 1094 Worcester Road has approximately 76 off-street parking spaces and that another plus of 1094 Worcester Road was that the unit was ADA-compliant since it was previously used as a medical building. The property has easy access to Route 9 (Worcester Road) and from Winter Street.

Ms. Leary stated that the hours of operation for the 1094 Worcester Road would be Sunday from 10:00 a.m. to 8:00 p.m., and Monday through Saturday from 10:00 a.m. to 10:00 p.m.

Mr. Madigan reviewed NewCann’s proposed customer experience. NewCann will be offering an online ordering application (“app”) that will let customers order directly from the store. If the customer has utilized the online order app, then when they arrive to pick-up their order they will be directed to a priority line. Mr. Madigan reviewed retail operations, noting that all visitors to the store will be required to have their identification checked prior to entering and again at checkout.

Mr. Madigan presented NewCann’s comprehensive security and technology systems explaining that product deliveries would be scheduled randomly before the store opens.

Mr. Rabinovitz stated that for all parts of the Framingham regulations that deal with impacts on the community, NewCann would seek to support the Natick Together for Youth and Opioid Overdose and Expungement Clinic (Erase Your Criminal Record).

Ms. Goldstein stated that her participation in the organization is focused on developing the NewCann business but also helping others develop their own business through a business incubator. The goal of the incubator provided by NewCann is to help individuals be part of the supply chain and build their own businesses.

Mr. Rabinovitz stated that NewCann has been in communications with Safe Harbor (in Colorado) regarding banking. Regarding point of sale, NewCann is looking into the Green Bits POS System. NewCann will also be looking to partner with DCRM Solution out of Princeton, MA relative to security.

The NewCann team noted that they did not have direct experience in the marijuana industry but would be hiring consultants to help them learn more about the marijuana industry.

Marijuana Advisory Team (MAT) Review

Mr. Tusino stated that he did not have any major questions at this time, but he was curious regarding the existing site and what was presently located there.

Mr. Haagensen questioned if there would be any renovations being done to the space that is being leased by NewCann? Mr. Rabinovitz stated that the exam rooms would be utilized by the incubator space. There will be some buildout, which will be predominately interior.

Ms. Williams questioned if the unit would be sharing HVAC units and required that odors be controlled. Ms. Williams stated that the Health Department has their own regulations that NewCann will need to comply with. Ms. Williams noted that prior to any interior work, NewCann should check for the presence of asbestos.

Ms. Williams questioned about the sale of products and whether they would be doing recreational adult use vs. a Registered Marijuana Dispensary (RMD). Mr. Rabinovitz stated that they would only be doing recreational adult use, but would be providing a discount to medical patients. Ms. Williams stated that there are two separate sets of regulations relative to the sales of marijuana. Mr. Rabinovitz stated that NewCann would only be selling recreational adult use marijuana.

Attorney Zuretti provided a review of the questions that she would be asking, which included legal issues, topics site control, banking, experience in the industry explaining that the MAT has requested that people show that they have an established relationship with a financial institution before moving forward in the MAT process.

Attorney Zuretti also requested clarification regarding site control for the property at 1094 Worcester Road. Mr. Rabinovitz stated that NewCann has a letter of intent to rent with an option to purchase. Mr. Rabinovitz stated that at 5:15 p.m. this afternoon, Rob Harrington will be sitting down to review the lease. NewCann has been paying the doctors that own the space to hold it for NewCann.

Attorney Zuretti requested clarification regarding how much hands-on experience NewCann has running a retail cannabis business. Mr. Rabinovitz stated that he and the present NewCann team have zero direct experience in actual marijuana retail industry but that NewCann will be utilizing a consultant to get the business up and running. Attorney Zuretti questioned how NewCann would be able to train staff if those present did have experience in the industry. Mr.

Rabinovitz stated that NewCann will have a longer ramp time to get the business up and running by feels confident they will be able to find people.

Attorney Zuretti presented a series of questions typically asked by the Police Department, in the absence of Officer Strange. Attorney Zuretti questioned how NewCann would manage security at the facility. Attorney Zuretti stated that the Police Department requests that camera placement be at the counter level and not just at the ceiling. The Police Department has a detective that is reasonable for data security. Attorney Zuretti requested that the Police Department be able to take a look at the servers to ensure that the system is compliant with the Police Department and the District Attorney Office requirements.

Attorney Zuretti requested clarification regarding the transportation of product to the site. Mr. Madigan stated that the product would enter through the front door during off hours prior the opening of the establishment. Attorney Zuretti questioned how product would get to the site? Mr. Madigan stated that NewCann would be working with third parties to transport product. Mr. Rabinovitz referenced a speech that Thatcher gave regarding vehicles being disabled on Framingham Streets.

Attorney Zuretti stated that the Police Department would be looking for a security plan that includes drills for lockdown and emergency events and questioned how NewCann would ensure that waste product be disposed of properly. Mr. Madigan stated that everything that comes in must go out and be accounted for. Attorney Zuretti further questioned how NewCann will be disposing of waste from the facility.

Attorney Zuretti requested clarification regarding parking controls and how will NewCann control the parking lot? Mr. Rabinovitz stated that NewCann will have 2-3 parking lot attendants that will be aiding people and will push people to the side of the structure and away from the other businesses.

Ms. Loomis state that the project would require Minor Site Plan Review for the site from the Planning Board.

Ms. Van Zandt requested clarification regarding NewCann's diversity plan. Ms. Van Zandt questioned if the NewCann is a women-owned business and how will NewCann create a diverse work environment. Mr. Rabinovitz stated that NewCann will be looking to hire social equity applicants. Ms. Van Zandt stated that the provided information notes that NewCann will recruit of local hires how will this be achieved? Mr. Rabinovitz stated that Mass Powerment out of Somerville, a Social Equity Program, and discussions with Maggie Kinsella.

Mr. Kezer presented the three present impact fee to NewCann, stating that it is the industry standard. Mr. Kezer questioned NewCann if they has any questions and/or comments relative to the three percent impact fee. Mr. Rabinovitz stated that NewCann has no concerns or issues with the fee and then referenced Natick's process.

Mr. Madigan questions if the entire MAT has access to the security plan provided by NewCann.

Mr. Rabinovitz questioned if there was any additional information that the MAT wanted or needed. Mr. Kezer stated that the MAT would need a floor plan and a camera placement plan that has view of the cameras.

Closing

Mr. Kezer thanked NewCann 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.

The meeting concluded at 12:33pm.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

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)

Appendix B – MAT Quarter Reports

Quarter One (October 1 – December 31, 2018)

Quarter Two (January 1 – March 31, 2019)

Quarter Three (April 1 – June 31, 2019)

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

Marijuana Advisory Team (MAT) Quarterly Report

Report Number	MAT Report 1
Report Date	January 10, 2019
Quarter	October 1, 2018 – December 1, 2018
Members of MAT	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
Legal Council	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 received¹. 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

¹ 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
Application Numbers	NA	9	3	12
Applications deemed complete on 1st review	NA	8	1	9
Number of MAT Meetings	NA	1	2	3
Number of Applications Reviewed During a MAT Meeting	NA	0	5	5
Number of HCA Recommendations to the Mayor	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

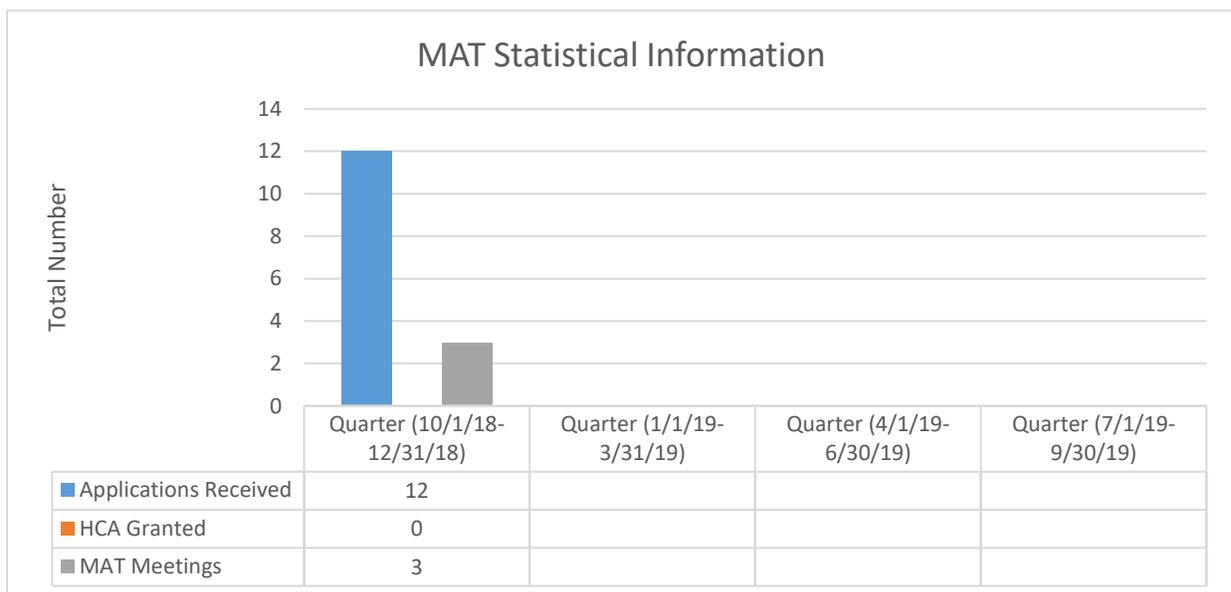


Table 12 – MAT Applications received as of December 31, 2018, provides a tracking of all MAT Applications received as of December 31, 2018, in addition to the status of the MAT Application.

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



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

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

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



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

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

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 Cultivate's 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



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

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

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



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

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

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

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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 Two, summarizes the MAT’s work from January 1, 2019 through March 31, 2019. During this three-month period, the MAT reviewed 12 applications for host community agreement, conducted 13 meetings, with applicants present at 11 MAT meetings. The MAT referred six applications to the Mayor with recommendations that invitations be extended to negotiate host community agreement: one for and adult use retail marijuana establishment to be co-located with an existing and Registered Marijuana Dispensary (“RMD”)(one host community agreement); one for a combined marijuana product manufacturer and cultivator (two host community agreements); one for a combined adult use retail marijuana establishment and RMD (two host community agreements); and one for an adult use retail marijuana establishment.

Contents

Table listing sections and page numbers: Executive Summary (1), Introduction (2), Quarter Timeline and Important Dates (2), Marijuana Advisory Team (MAT) Meetings (3), etc.

Introduction

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

The MAT has been working diligently to identify qualified applicants for licensure by the Cannabis Control Commission to guide the Mayor in her decision to negotiate an HCA with qualified applicants.

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 from January 1, 2019, through March 31, 2019, provides an outline of important events and dates, reporting relative to the MAT Applications received, offers to negotiate Host Community Agreements (HCA), and reporting from various municipal departments during the three-month period reported upon during this second MAT Quarter Report. The MAT received seven new MAT Applications, held 13 MAT meetings at which it interviewed 11 organizations, and made 12 recommendations to the Mayor for the consideration of negotiating an HCA.

Quarter Timeline and Important Dates

Over the three-month reporting period for the second Quarterly Report, the MAT was very active in its meeting schedule and reporting. Below is a summary of all the meetings held by the MAT from January 1, 2019 through March 31, 2019.

- January 2, 2019 – MAT Meeting (Applications CAN180005, CAN180006, and CAN180007)
- January 9, 2019 – MAT Internal Review of MAT Applications
- January 16, 2019 – MAT Meeting (Applications CAN180010 and CAN180001)
- January 22, 2019 – MAT Meeting (Applications CAN180013)
- January 24, 2019 – MAT Meeting (Applications CAN190001 and CAN190002)
- January 28, 2019 – MAT Meeting (Applications CAN180012)
- January 31, 2019 – MAT Internal Review of MAT Applications
- February 6, 2019 – MAT Meeting (Applications CAN190003) and a MAT Internal Review of MAT Applications
- February 11, 2019 – MAT Internal Review of MAT Applications
- February 20, 2019 – MAT Meeting (Applications CAN190004) and a MAT Internal Review of MAT Applications
- February 27, 2019 – MAT Internal Review of MAT Applications
- March 6, 2019 – MAT Internal Review of MAT Applications
- March 21, 2019 – MAT Internal Review of MAT Applications

Marijuana Advisory Team (MAT) Meetings

The MAT meets on the first and third Wednesday of each month, unless modified by holidays, or as necessary. From January 1, 2019 through March 31, 2019, the MAT held additional meetings to accommodate the review of all of the MAT Applications received. 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 host community agreements were scheduled based on the order in which MAT Application were received. Once an application is deemed complete, a MAT meeting is scheduled. When 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 the MAT, the information is reviewed for completeness.

Meeting with the MAT Applicant

A typical MAT meeting proceeds as follows: introductions by all in attendance; review of the MAT meeting procedures; presentation by the applicant; questions/comments/clarification from the MAT members; open discussion; and conclusion of the meeting.

MAT Decisions

Following meetings with applicants, the MAT meets internally to review applications and presentations and votes to recommend a MAT Application be referred to the Mayor for consideration for an HCA; or recommend that the MAT Application not be referred to the Mayor for consideration for an HCA; or request additional information. The MAT's

letters to applicants can be viewed in Appendix A – 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 January 1, 2019, through March 31, 2019, can be found in Appendix B – Marijuana Advisory Team (MAT) Meeting Minutes. MAT Meeting Minutes include:

- 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)

Quarterly Reporting for the Marijuana Advisory Team (MAT) – January 1, 2019 through March 31, 2019

The MAT is responsible for reviewing MAT Applications, meeting with potential marijuana establishments and RMDs, and making recommendations to the Mayor relative to Host Community Agreements (HCA

MAT Statistics relative to MAT Applications

The MAT has received 17 MAT Applications¹ as of March 31, 2019. During January 1, 2019 through March 31, 2019, the MAT received/deemed seven MAT Applications complete. Also during this time, the MAT met with applicants to review 11 MAT Applications. MAT in Table 1 – MAT Application statistics (January 1, 2019, through March 31, 2019), presents the breakdown of numbers from January 1, 2019 through March 31, 2019.

Table 1 - MAT Application Statistics (January 1, 2019 through March 31, 2019)

	January 2019	February 2019	March 2019	Total
Application Numbers	7	0	0	7
Number of MAT Meetings	7	4	2	13
Number of MAT Applications Reviewed During a MAT Meeting	9	2	0	11
Number of HCA Granted	0	0	0	0

MAT Recommendations

From January 1, 2019, through March 31, 2019, the MAT recommended six MAT Applications be considered to negotiate an HCA that would allow the marijuana organization to apply for licensure from the Cannabis Control Commission. The MAT declined to refer six MAT Applications to the Mayor. The MAT has requested additional information from four of the MAT Applications prior to making a recommendation to the Mayor. Table 2 - (January 1, 2019 through March 31, 2019) breaks down the recommendations made by the MAT.

Table 2 - MAT Recommendations to the Mayor relative to HCA (January 1, 2019 through March 31, 2019)

Consideration of an HCA	January 2019	February 2019	March 2019	Total
Recommendation to negotiate an HCA	1	2	3	6
Recommendation not to negotiate an HCA	5	1	0	6

As of March 31, 2019, the City has not executed any host community agreements. Table 3 - MAT Recommendation to Consider an HCA (January 1, 2019, through March 31, 2019), presents the six MAT Applications that have been recommend to the Mayor for negotiations. Letters of recommendation from the MAT to the Mayor can be found in Appendix C – MAT Letters of Recommendation to the Mayor.

¹ The 17 MAT Applications received includes one MAT Application that remains incomplete (CAN180011) and one MAT Applicant who chose to submit two MAT Applications (CAN180002 and CAN180003)

Table 3 - MAT Recommendation to Consider an HCA (January 1, 2019 through March 31, 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	No
665 Cochituate Road (Temescal Wellness)	CAN180008	02/06/2019	Marijuana Retail Establishment/Adult Use	No
60 & 61C Tripp Street (Caregiver Patient Connection)	CAN180004	02/27/2019	Marijuana Product/Cultivation/Processing	No
250 Worcester Road (Cultivate)	CAN180009	03/06/2019	RMD and Marijuana Retail Establishment/Adult Use	No
119 Herbert Street (Cloud Creamery)	CAN180012	03/21/2019	Marijuana Product Establishment	No
655 Cochituate Road (Innovative Flower/CROP)	CAN190003	03/21/2019	Marijuana Retail Establishment/Adult Use	No

Letters not to recommend a MAT Application to the Mayor can be found in Appendix D - MAT Letters to the Applicant.

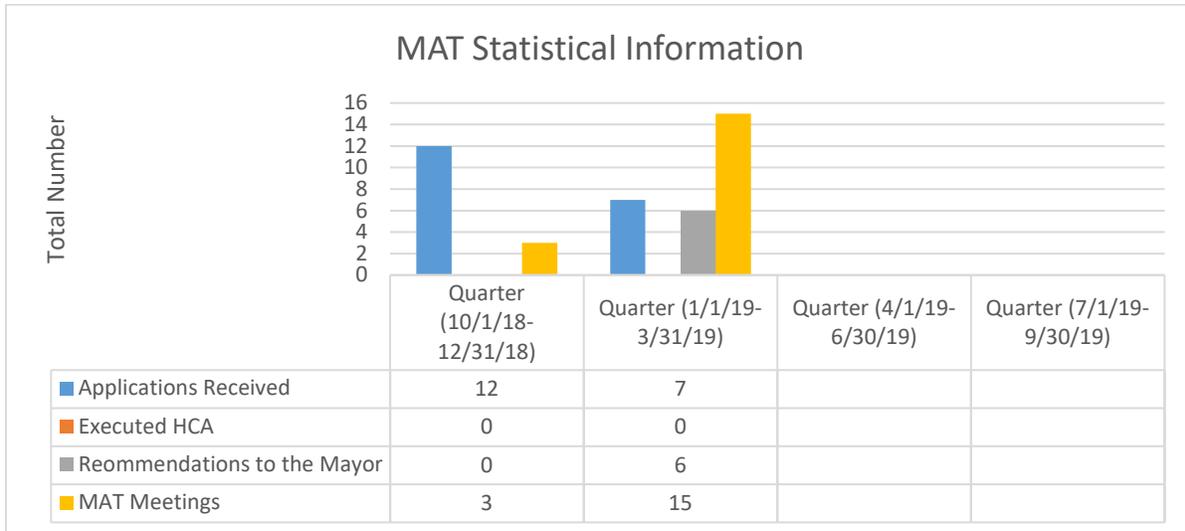
Table 4 - MAT Recommendation Not to Consider an HCA (January 1, 2019 through March 31, 2019)

MAT Application Address	MAT Application Number	Date of MAT Recommendation	Type of HCA Requested
271 Worcester Road (Vitasphere)	CAN180002	01/31/2019	RMD
271 Worcester Road (Vitasphere)	CAN180003	01/31/2019	Marijuana Retail Establishment/Adult Use
271 Worcester Road (Green Rush)	CAN180005	01/31/2019	Marijuana Retail Establishment/Adult Use
1656 Worcester Road (Andromeda Supply Co.)	CAN180013	01/31/2019	Marijuana Retail Establishment/Adult Use
275 Worcester Road (AKJ Investments)	CAN190002	01/31/2019	Marijuana Retail Establishment/Adult Use
1094 Worcester Road (NewCann Group)	CAN190004	02/27/2019	Marijuana Retail Establishment/Adult Use

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 reviewed each MAT Application thoroughly with set criteria that allowed for a fair, transparent process. One of the first steps in the review process was to ensure that the identified location was 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

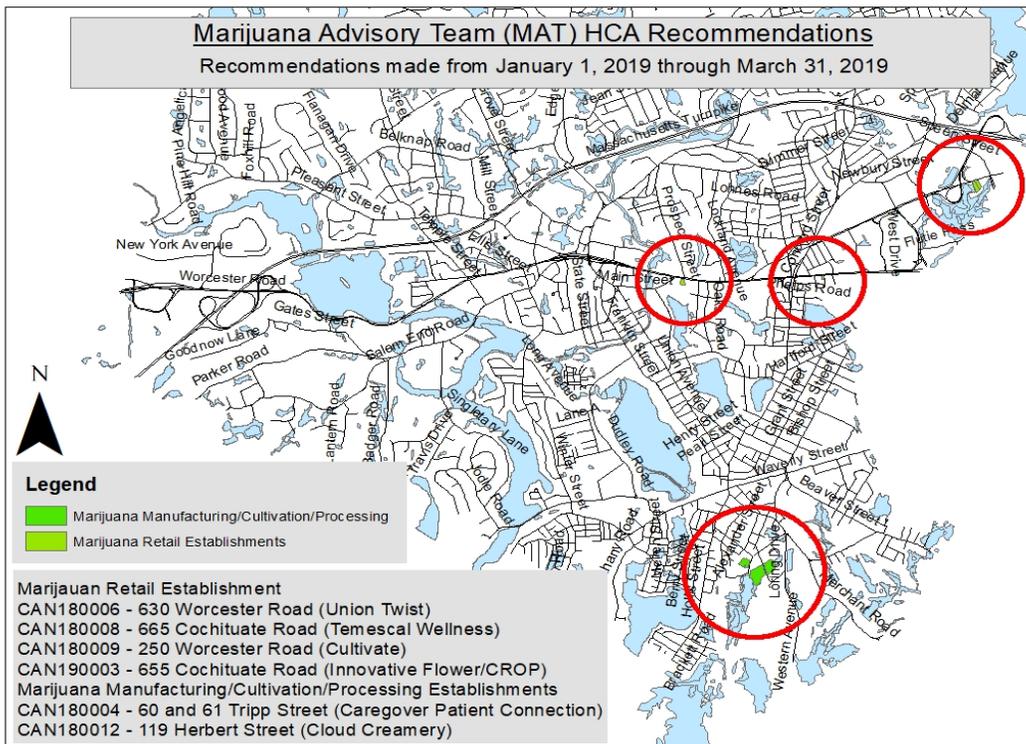


Figure 3 - Marijuana Retail Establishment - HCA Recommendations

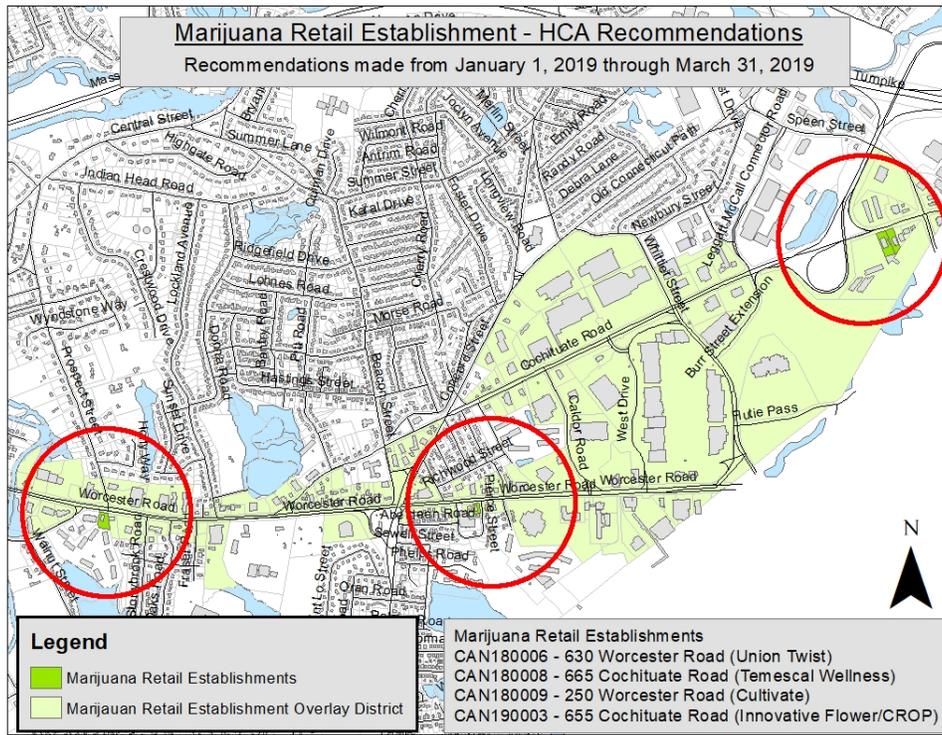
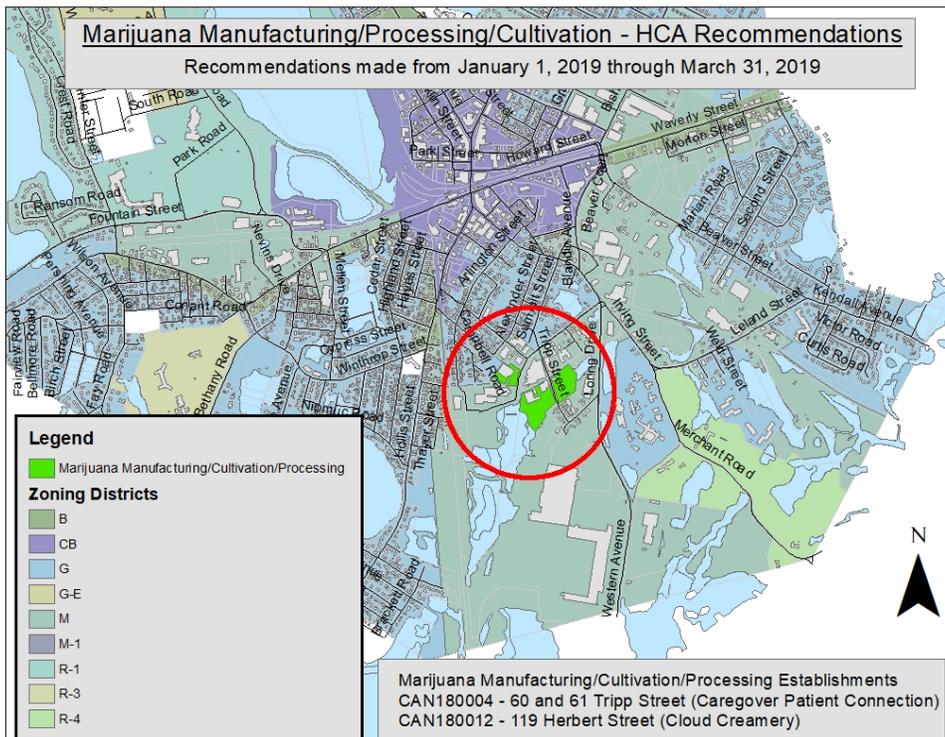


Figure 4 - Marijuana Manufacturing/Processing/Cultivation Establishment - HCA Recommendations



MAT Applications and Status Reporting

Between December 1, 2018 and March 31, 2019, the MAT received 17 applications for host community agreements. The MAT started reviewing MAT Applications that were deemed complete in December of 2018 but made no decisions until January of 2019. Therefore, to accurately present the MAT Applications Table 5 – MAT Applications received as of March 31, 2019, is an update from the first MAT Quarterly Report (October 1, 2018, through December 31, 2018). The information provided in Table 5 provides a tracking of all MAT Applications received as of March 31, 2019, in addition to the status of the MAT Application.

Table 5 - MAT Application received as of March 31, 2019

Application Number	Organization Name	Location	Type of Application	Meeting Status as of 03/31/2019	MAT Application Status as of 03/31/2019
CAN180001	Beacon Compassionate	315 Worcester Rd	Marijuana Retail	MAT Meeting 01/16/2019	Request for additional information (02/06/2019)
CAN180002	Vita Sphere	271 Worcester Rd	RMD	MAT Meeting 12/20/2018	Vote not to recommend an HCA (01/31/2019)
CAN180003	Vita Sphere	271 Worcester Rd	Marijuana Retail	MAT Meeting 12/20/2018	Vote not to recommend an HCA (01/31/2019)
CAN180004	Caregiver Patient Connection	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	271 Worcester Rd	Marijuana Retail and RMD	MAT Meeting 01/02/2019	Vote not to recommend an HCA (01/31/2019)
CAN180006	Union Twist	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	1062 Edmands Rd	Production/Processing/Cultivation	MAT Meeting 01/02/2019	Request for additional information (01/31/2019)
CAN180008	Temescal Wellness	665 Cochituate Rd	Marijuana Retail	MAT Meeting 12/17/2018	Vote to recommend to negotiate an HCA (02/06/2019)
CAN180009	Cultivate	250 Worcester Rd	Marijuana Retail and RMD	MAT Meeting 12/17/2018	Vote to recommend to negotiate an HCA (03/06/2019)

Application Number	Organization Name	Location	Type of Application	Meeting Status as of 03/31/2019	MAT Application Status as of 03/31/2019
CAN180010	BSWC, LLC	1151 Worcester Rd	Marijuana Retail	MAT Meeting 01/16/2019	Request for additional information (01/31/2019 and 03/06/2019)
CAN180011	Emerald Coast Growers	Location not identified	Marijuana Retail and RMD	Incomplete Application	NA
CAN180012	Could Creamery	119 Herbert St	Processing	MAT Meeting 01/28/2019	Vote to recommend to negotiate an HCA (03/21/2019)
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	85 Worcester Rd	Marijuana Retail	MAT Meeting 01/24/2019	Request for additional information (02/06/2019)
CAN190002	AKJ Investments	275 Worcester Rd	RMD	MAT Meeting 01/24/2019	Vote not to recommend an HCA (01/31/2019)
CAN190003	Innovative Flower/CROP	655 Cochituate Rd	Marijuana Retail	MAT Meeting 02/06/2019	Vote to recommend to negotiate an HCA (03/21/2019)
CAN190004	NewCann	1094 Worcester Rd	Marijuana Retail	MAT Meeting 02/20/2019	Vote not to recommend an HCA (02/27/2019)

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

The MAT is represented by several municipal departments. This Section of the Quarterly Report (January 1, 2019 through March 31, 2019) provides an overview of marijuana establishment - related permitting and/or reporting.

The Planning Board has received four applications for Minor Site Plan Review between November 17, 2018 and March 31, 2019. Between January 1, 2019, and March 31, 2019, the Planning Board granted a Decision for one marijuana retail establishment and received one application for a marijuana manufacturing/production establishment.

Below is information relative to the two applications reviewed by the Planning Board between January 1, 2019 and March 31, 2019.

- **630 Worcester Road:** The Applicant filed an application for a Minor Site Plan Review; notice of the opening public hearing was published in MetroWest Daily Newspaper on January 7, 2019, January 14, 2019, February 7, 2019, and February 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 January 24, 2019; January 31, 2019, and February 21, 2019. The property is zoned Business (B), located in the Highway Corridor (HC) and Marijuana Retail Establishment (MRE) Overlay District, and listed as Framingham Assessor's Parcel ID: 101-73-1522-000. On February 21, 2019, the Planning Board approved the application with conditions. The decision was filed in the office of the City Clerk on February 22, 2019.

- **61C Tripp Street:** 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.

[MAT Quarterly Report Appendix](#)

Appendix A – MAT Application Review and Recommendation Letters

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

February 13, 2019

Beacon Compassion, Inc.
900 Washington Street, Suite A
Norwood, MA 02062
Attn.: Steve Angelo

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

Dear Mr. Angelo,

The Marijuana Advisory Team (MAT) would like to thank you and the team from Beacon Compassion, Inc. (“Beacon”) for attending the MAT Meeting on January 16, 2019. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA).

Before making its recommendation to the Mayor regarding Beacon’s adult use marijuana establishment, the MAT requests the following supplementary information:

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.

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



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



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

January 24, 2019

Caregiver Patient Connection, Inc.
287 Chapman Road
Barre, MA 01005
Attn.: Catherine D. Trifilo, President

Re: Request for Supplemental Information - Marijuana Retail Establishment
Caregiver Patient Connection, Inc. – 60 and 61 Tripp Street, Framingham, MA

Dear Ms. Trifilo,

The Marijuana Advisory Team (MAT) would like to thank you and the team from Caregiver Patient Connection, Inc. ("CPC") for attending the MAT Meeting on December 20, 2018. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA).

The MAT will shortly make a recommendation to the Mayor regarding Temescal's request to negotiate an HCA to the City. Before making its recommendation, the MAT requests the following supplementary information regarding site control and banking:

1. A copy of a fully executed Notice of Lease for 60 and 61 Tripp Street, Framingham, MA;
2. Account information indicating that you have opened an account for your marijuana establishment with GFA Credit Union, and a letter from the credit union affirming acknowledging that the credit union will receive funds for your marijuana establishment in Framingham;
3. The sign-in sheet from your January 26, 2019 Community Outreach meeting.

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'. The signature is stylized and cursive.

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

cc: Mayor Yvonne M. Spicer
Christopher J. Petrini, City Solicitor



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

February 7, 2019

Commonwealth Farm 1761, Inc.
600 Worcester Road, Suite 401
c/o Benjamin & White, P.C.
Framingham, MA 01702
Attn.: Jonathan Tucker

**Re: Request for Supplemental Information - Marijuana Cultivator and Product Manufacturer-
Commonwealth Farm 1761, Inc., 1062 Edmands Road, Framingham, MA**

Dear Mr. Tucker,

The Marijuana Advisory Team (MAT) would like to thank you and the team from Commonwealth Farm 1761, Inc. ("Commonwealth Farm") for attending the MAT Meeting on January 2, 2019. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA).

Before making its recommendation to the Mayor regarding Commonwealth Farm's Marijuana Cultivator application, the MAT requests the following supplementary information:

1. Amendment to 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.

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



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

January 24, 2018

Bowditch & Dewey, LLP
200 Crossing Boulevard, Suite 300
Framingham, MA 01702
Attn.: James D. Hanrahan, Esq.

Re: Request for Supplemental Information - Marijuana Retail Establishment
Temescal Wellness, Inc., 665 Cochituate Road, Framingham, MA

Dear Attorney Hanrahan,

The Marijuana Advisory Team (MAT) would like to thank you and the team from Temescal Wellness, Inc. ("Temescal") for attending the MAT Meeting on December 17, 2018. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA).

The MAT is pleased to know that the Planning Board issued its Decision on Temescal's application Minor Site Plan Review from the Planning Board on January 10, 2019. The MAT will shortly make a recommendation to the Mayor regarding Temescal's request to negotiate an HCA to the City. Before making its recommendation, the MAT requests the following supplementary information regarding traffic control and banking:

1. As you know, however, during the December 17, 2018 meeting, the MAT expressed concern that an increase in customer traffic at 665 Cochituate Road will require a better understanding of the logistics and safety of all vehicles. The MAT requests that Temescal provide its plan showing how site access and egress will operate safely as required by the January 10, 2019 Planning Board Decision.
2. At the December 17, 2018 MAT meeting, Temescal stated that it had not yet opened an account with Century Bank to support its adult use, i.e., non-medical marijuana retail establishment. Please provide evidence that Temescal has opened such an account with Century Bank or

another banking institution that has affirmatively acknowledged that it will support Temescal's non-medical marijuana business.

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

Sincerely,



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

cc: Mayor Yvonne M. Spicer
Christopher J. Petrini, City Solicitor



Dr. Yvonne M. Spicer
Mayor

Thatcher W. Kezer III
Chief Operating Officer

OFFICE OF THE MAYOR
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150 Concord Street
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www.framinghamma.gov

January 24, 2019

Cultivate Holdings, LLC
38 Rice Street
Wellesley, MA 02401
Attn.: Robert W. Lally, Jr.

Re: Request for Supplemental Information - Marijuana Retail Establishment and Registered Medical Marijuana Dispensary -- Cultivate Holdings, LLC, 250 Worcester Road, Framingham, MA

Dear Mr. Lally,

The Marijuana Advisory Team (MAT) would like to thank you and the team from Cultivate Holdings, LLC ("Cultivate") for attending the MAT Meeting on December 17, 2018. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA).

The MAT is pleased to know that the Planning Board issued its Decision on Cultivate's application Minor Site Plan Review from the Planning Board on December 6, 2018. The MAT will shortly make a recommendation to the Mayor regarding Cultivate's request to negotiate two HCA with the City, one for its Marijuana Retail Establishment and one for its Registered Medical Marijuana Dispensary. Before making its recommendation, the MAT requests the following supplementary information regarding traffic control and banking:

1. As you know, during the December 17, 2018 meeting the MAT expressed concern that customer traffic at 250 Worcester Road will require a better understanding of the logistics and safety of all vehicles given the limited amount of off-street parking available on-site. The MAT requests that Cultivate provide its plan showing how site access and egress will operate safely as required by the December 6, 2018 Planning Board Decision, together with an off-street parking and operations plan. Due to the size of the property and the close proximity of the proposed Marijuana Retail Establishment and one for its Registered Medical Marijuana Dispensary to the intersection of Worcester Road and Peirce Street, Cultivate's traffic management plan must

include management of traffic on main and local roadways, circulation and access to the site, and management of general overflow vehicular traffic.

2. At the December 17, 2018 MAT meeting, Cultivate stated that it had recently opened a bank account with GFA Credit Union to support its adult use, i.e., non-medical marijuana retail establishment. Please provide evidence that Cultivate has opened such an account with GFA Credit Union or another banking institution that has affirmatively acknowledged that it will support Cultivate's non-medical marijuana business.

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". The signature is stylized and cursive.

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

cc: Mayor Yvonne M. Spicer
Christopher J. Petrini, City Solicitor



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

February 13, 2019

BCWC, LLC (NovaFarms)
34 Extension Street
Attleboro, MA 02703
Attn.: Derek A. Ross

**Re: Request for Supplemental Information - Marijuana Retail Establishment – BCWC, LLC,
1151 Worcester Road, Framingham, MA**

Dear Mr. Ross,

The Marijuana Advisory Team (MAT) would like to thank you and the team from BCWC, LLC (“NovaFarms”) for attending the MAT Meeting on January 16, 2019. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA).

During the January 16, 2019, NovaFarms had not yet made a decision whether to redevelop the existing structures or to demolish and construct a facility for its RMD and retail sales. Before making its recommendation to the Mayor, the MAT requests the following supplementary information:

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.

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



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

February 13, 2019

Cloud Creamery, LLC
15 Irene Road
Framingham, MA 01701
Attn.: David Yusefzadeh

Re: Request for Supplemental Information - Marijuana Product Manufacturer – Cloud Creamery, 115 Herbert Street, Framingham, MA

Dear Mr. Yusefzadeh,

The Marijuana Advisory Team (MAT) would like to thank you and the team from Cloud Creamery, LLC (“Cloud Creamery”) for attending the MAT Meeting on January 24, 2019. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA).

Before making its recommendation to the Mayor, the MAT requests the following supplementary information:

1. Notice of Lease for 115 Herbert Street, Framingham, MA;
2. evidence that Cloud Creamery has established bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses; and a
3. security plan.

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



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

March 4, 2019

Patient Centric of Martha's Vineyard, Ltd.
PO Box 1323
West Tisbury, MA 02575
Attn.: Geoff Rose

Re: **Request for Supplemental Information - Marijuana Retail Establishment –
Patient Centric of Martha's Vineyard, Ltd., 85 Worcester Road, Framingham, MA**

Dear Mr. Rose,

The Marijuana Advisory Team (MAT) would like to thank you and the team from Patient Centric of Martha's Vineyard, Ltd. ("PCMV") for attending the MAT Meeting on January 24, 2019. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA).

Before making its recommendation to the Mayor regarding PCMV's adult use marijuana establishment, the MAT requests the following supplementary information:

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.

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



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

February 13, 2019

Innovative Flower
655 Cochituate Road
Framingham, MA 01701
Attn.: Gordon Lewis

Re: Request for Supplemental Information - Marijuana Retail Establishment –
Innovative Flower, 655 Cochituate Road, Framingham, MA

Dear Mr. Angelo,

The Marijuana Advisory Team (MAT) would like to thank you and the team from Innovative Flower, LLC (“Innovative Flower”) for attending the MAT Meeting on February 6, 2019. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries, the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA).

Before making its recommendation to the Mayor regarding Innovative Flower’s adult use marijuana establishment, the MAT requests the following supplementary information:

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.

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

Appendix B – MAT Meeting Minutes

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Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180001
Company Name	Beacon Compassion
Date of MAT Meeting	January 16, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Beacon Compassion	<ul style="list-style-type: none"> Steve Angelo, Beacon Compassion Catherine Cametti, President, Beacon Compassion Peter D’Agostino, COO, Lynch Associates
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin Williams, Department of Public Health Mary Ellen Kelley, COO Chief Joseph Hicks, Fire Department Officer Keith Strange, Police Department Michael Tusino, Building Commissioner, Department of Inspectional Services 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 Beacon Compassion

Mr. Angelo provided a review of the Beacon Compassion (Beacon), the history of its Registered Marijuana Dispensary (RMD) process, and the composition of the team. Mr. Angelo stated that Beacon is committed to providing quality product that is geared towards the “over – 30” crowd,

stating that Beacon strongly believes in wellness, which is why during hours of operations Registered Nurses (RN) will be available and will be members of the staff.

Mr. Angelo reviewed the document titled Framingham MAT Meeting, Beacon Compassion, dated January 16, 2019. Beacon is in the process of designing its cultivation and processing facility in Attleboro and intends to get its retail operations “up and running” in Framingham shortly after.

Mr. Angelo provided a review of Beacon’s presence in Massachusetts, which includes locations in Attleboro, Boston, and New Bedford.

Mr. Angelo provided a review of the location at 315 Worcester Road. One of the highlights of the site is that it can be accessed without having to utilize Route 9 (Worcester Road). The structure is a pre-existing structure that has 15 dedicated off-street parking spots. Beacon has the opportunity to get additional off-street parking spaces through the landlord if needed. Mr. Angelo went on to provide a review of the interior layout.

Mr. Angelo reviewed the security system and access to the security system by the Police Department. It was noted that the security system has been designed as a layer system and that there will not be armed guards on-site. Mr. Angelo stated that Beacon is committed to the installation of security cameras that point out to Route 9 (Worcester Road) and open access of the system as previously discussed with Chief Ferguson.

Mr. Angelo stated that Beacon is here to work with Framingham and will work to address traffic associated with Beacon.

Relative to hiring, Mr. Angelo stated that Beacon will be looking to hire locally. Mr. Angelo stated that Beacon is one of the only few that are female lead organizations within the cannabis industry.

Mr. Angelo reviewed delivery operations, noting that deliveries would take place frequently and that they would not be stocking months of supply at 315 Worcester Road. The products delivered to 315 Worcester Road would come in prepackaged.

It was stated that Beacon is committed to being part of the Framingham business community and will be joining the MetroWest Chamber of Commerce.

Ms. Cametti reviewed the location at 315 Worcester Road and highlighted the options for the site. Ms. Cametti noted that Beacon previously was only intending to be a Registered Medical Dispensary (RMD), but has decided to expand into the adult use side of the industry. Beacon would not be able to last in the cannabis industry without the ability to sell adult-use marijuana.

Marijuana Advisory Team (MAT) Review

Officer Strange requested clarification regarding the off-street parking lot, in addition to clarification about parking for employees, customers, the RMD, and other businesses in the plaza that share the parking lot at 315 Worcester Road. Officer Strange stated that there will need to be appropriate signage so customers will know where to park. Officer Strange questioned if Beacon would be hiring a parking lot attendant. Mr. Angelo provided a review of the multi-use structure noting that 15 off-street parking spaces would be dedicated specifically to Beacon. Beacon has been told by the landlord that there are options for additional off-street parking. Mr. Angelo stated that Beacon would absolutely have a parking lot attendant. Mr. Angelo stated that timing of opening is everything and that they are more than happy to manage the parking lot.

Officer Strange requested clarification regarding impacts to the abutting neighborhood, particularly as Stirges Street is a residential street, and as the residents and Police Department prefer to see customers access the business via Concord Street or Route 9 (Worcester Road).

Officer Strange questioned how Beacon will manage public transportation. Officer Strange further included that pedestrian accessibility will also need to be managed. There is a sidewalk along the property frontage, which is good but the parking lot attendant will need to be aware of pedestrians coming from Greenview Street Apartments.

Officer Strange stated that he would like to see a snow removal plan.

Officer Strange stated that the junction of Route 9 (Worcester Road) and Route 126 (Concord Street) flood. Officer Strange requested that Beacon prepare some type of emergency plan for flooding. The Police Department often will divert traffic away from this area, which Beacon should be aware of.

Officer Strange requested clarification regarding product deliveries to the site. Mr. Angelo stated that the idea is to own transport vehicles, but that this will need to be addressed. Officer Strange questioned how many vans Beacon will have. Officer Strange further added that Beacon should have a transportation plan that has procedures in place in the event that a transport vehicle breaks down.

Officer Strange stated that parking is not permitted on Route 9 (Worcester Road) and this would need to be managed to ensure that people do not try to park there.

Officer Strange requested information relative to the security cameras.

Ms. Williams stated that the Health Department has regulations for both RMD and marijuana retail establishments that will need to be complied with.

Attorney Zuretti requested clarification regarding vertical integration and provisional certification of Beacon's RMD by DPH, and asked for information regarding a recorded lease for 315 Worcester Road Explaining that while it is understood that it is not required to record a

notice of lease with a duration of less than seven years in the Registry of Deeds, the MAT is requesting applicants who are leasing property to provide notices of lease

Attorney Zuretti requested information about Beacon's banking. In terms of banking, Century Bank is an option for RMDs; do not accept accounts for adult-use marijuana establishments. Ms. Cametti responded that Bay Coast bank is not accepting recreational adult-use accounts only, but will provide accounts for both RMD and recreational adult-use together. Ms. Cametti stated that Beacon is in conversations with a few other banks and that Beacon has met with Century Bank and is approved for RMD only.

Ms. Kelley questioned if Beacon has proof of funds, which are from a different bank. Mr. Angelo stated that proof of funds have been relocated to a new account.

Mr. Tusino stated that once the property is secured Beacon would need to go to the Planning Board for Site Plan Review. Mr. Tusino requested clarification regarding the note on page 13 of the handout, which shows a garage door. Mr. Angelo stated that there is not a garage door.

Chief Hicks stated that he did not have any comments at this time.

Ms. Loomis stated that she did not have any comments at this time.

Attorney Zuretti questioned Beacon as to whether they will move forward with the RMD (for which the Town entered into an HCA in October of 2015) if a HCA for recreational adult-use is not recommended by the MAT. Beacon stated that if the MAT was not going to provide a recommendation for a HCA for the recreational adult-use then Beacon would like to have a conversation with the MAT prior to making this decision. Ms. Cametti stated that Beacon wants to be in Framingham. Beacon is a medically focused group that is all about education and commitment, but realizes that it needs to enter the recreational adult-use market; otherwise, it will not last long. Ms. Cametti reviewed the renovations to both the interior and exterior of the structure. Ms. Cametti further stated that Beacon wants to have a high-end facility that is professional and is willing to spend money to be in Framingham.

Attorney Zuretti stated that the Mayor is welcoming of businesses and hopes that those companies hire employees that reflect Framingham's diversity. Attorney Zuretti requested clarification regarding the hiring of employees, training, and protocol for hiring. Mr. Angelo stated that it is in Beacon's HCA that they will have a local preference towards Framingham residents. Mr. Angelo further stated that they will hire through job fairs, training programs, and any other avenue to ensure they meet their commitments to Framingham.

Ms. Kelley presented site plan questions, which requested information relative to the location of 15 off-street parking spaces assigned in the lease. Mr. Angelo stated that there are four off-street parking spaces in the front of the structure and the remainder of the off-street parking spaces are in the rear. Ms. Cametti reviewed the circulation of the site relative to access and the entrances. Beacon is looking to work with the adjacent business to use their off-street

parking to ensure appropriate parking, in addition to working with the landlord for overflow parking.

Mr. Kezer stated that the standard is the three percent impact fee. Mr. Kezer questioned Beacon if they had any questions and/or concerns relative to engaging in a similar type of agreement. Mr. Angelo stated that if the three percent impact fee is the standard, then it is the standard.

The Beacon team questioned if there was any sense relative to making any recommendations. Mr. Kezer stated that under the City's General Ordinances, Framingham allows a maximum of six marijuana retail establishments. Mr. Kezer stated that there are no definitive answers yet, but it is early in the process. Mr. Kezer stated that to move to the HCA phase "everything needs to be nailed down."

The Beacon group requested clarification regarding timing and would request guidance for additional information and would like an opportunity to come back in with that information, if appropriate.

Closing

Mr. Kezer thanked Beacon Compassion 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.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180005
Company Name	Green Rush, LLC ("Green Rush")
Date of MAT Meeting	January 2, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Green Rush, LLC	<ul style="list-style-type: none">• Jack Carney, General Manager
MAT	<ul style="list-style-type: none">• Thatcher W. Kezer III, COO, Chair• Robin Williams, Department of Public Health• Dana Haagensen, Fire Department• Officer Keith Strange, Police Department• Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office• Michael Tusino, Building Commissioner, Department of Inspectional Services• Amanda Loomis, Planning Board Administrator
Legal Counsel	<ul style="list-style-type: none">• Amanda Zuretti, Esq., Petrini & Associates, P.C.

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 Green Rush, LLC

Mr. Carney identified the central unit within the first floor of 271 Worcester Road, a two story, mixed-use structure as the proposed location for Green Rush. . Mr. Carney presented the floor plan. Mr. Carney noted that Green Rush is reviewing two designs, one that includes an open vestibule and a second that has a closed vestibule for security and ID checkpoints.

Mr. Carney presented the security plan, which included a review of the check-in point, security monitors, and the inclusion of a hold-up button. The show room floor will have an entry line, where customers are greeted by one of two floor employees. The floor employees walk the customers through the show room floor, answer questions. The floor will also be staffed with a general manager, in addition to an ID security guard who will be located at the check-in point.

Mr. Carney provided an overview of the interior camera layout, which included approximately 15 cameras inside and approximately 10 to 12 cameras outside, all of which would be positioned to prevent blind spots. Mr. Carney explained that recordings from the security cameras would be maintained for over a year, which will be backed up onto an external server. The goal of the exterior cameras is not to allow people to come into the site without being recorded.

Mr. Carney presented the exterior amendments to the unit, which included frosting of the glass to prevent people from seeing in.

Mr. Carney noted that the site includes approximately 70 off-street parking spaces and that other tenants' peak times differ from those of Green Rush. The peak times for the other businesses included noon to 1:15pm and 6:00pm to 8:00pm.

Products that will be sold at Green Rush will be provided by a licensed recreational cultivation facility and will come from Green Rush's own cultivation facility in Chicopee, which is pending approval.

Green Rush's sales and traffic projections are projected to be approximately \$100,000 for a month, with daily sales averaging \$3,000. Mr. Carney stated that the average transaction will be approximately \$30.00. It is expected that there will be approximately 11 customers per hour, with the average time spent in the store being 8 to 10 minutes.

Mr. Carney provided an overview as to how Green Rush would prevent diversion to minors. Customers will require customers to sign in at the front door. Entrance to the facility will be limited to 21 plus. Upon entry there will be an immediate ID check and there will be a secondary check ID at time of purchase. Green Rush has a no tolerance policy, which will be reinforced during employee training.

Mr. Kezer requested clarification regarding the two security checkpoints. Mr. Carney stated that the requirement to check IDs at two points is what they do in Washington State and it has worked well.

Mr. Carney provided several different packages of information as requested in the MAT Checklist. Mr. Carney stated he got into the cannabis industry through horticulture in Washington State.

Mr. Carney provided a review of Green Rush's financials, in addition to who would be providing capital for the business. Mr. Carney concluded his presentation by noting that a community outreach meeting was held on October 18, 2018, and only two people were in attendance.

Marijuana Advisory Team (MAT) Review

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

Dana Haagensen requested clarification regarding the layout of the building and further questioned if Green Rush had selected a designer and/or architect for the project. Mr. Carney stated that Green Rush has selected an architect and the construction will be contracted through a friend of the owner of the facility in Fitchburg.

Mr. Haagensen requested clarification regarding occupancy/number of customers for the establishment. Mr. Carney stated that occupancy estimates seem low based on what we are seeing at other retail facilities. However, Green Rush is planning for the future and how to prevent overcrowding of the facility. Mr. Carney further added that if there were a high volume of customers then Green Rush would hire a third- party security team to manage the parking lot. In Fitchburg, Green Rush is required to work with the police department.

Michael Tusino did not have any comments at this time.

Officer Keith Strange requested clarification with regard the type of sales, which are proposed to be nonmedical sales, and whether the customers would require appointments. Mr. Carney stated that the Framingham store would not be by appointment only. Officer Strange requested clarification regarding delivery of products and how the products would get to the Worcester Road location.

Mr. Carney responded that the delivery facility would provide the day of a delivery but not the time for security purposes.

Officer Strange requested clarification regarding the deposit of fund. Mr. Carney stated that the funds would be located in a drop safe, which would be picked up every 3 days or \$20,000 by Dunbar. Mr. Carney stated that Green Rush wants to keep everything in the front of the facility, therefore, all deposits will be prepared for pick-up, and Dunbar would sign-in and take everything out of the front door. Officer Strange requested clarification regarding management of public transportation, such as bus, cabs, etc. Mr. Carney stated that a third- party security may be required to manage the parking lot.

Robin William requested clarification regarding the type of facility, adult use only and not RMD. Ms. Williams further requested clarification about the bathrooms being only utilized for employees. Ms. Williams questioned if Green Rush would be providing edibles and if there would be any samples available. Mr. Carney stated that there would not be any sampling on-site. Mr. Carney further stated that he has been in touched with Sam Wong.

Attorney Amanda Zuretti presented a series of questions to Green Rush for further clarification.

- that Green Rush, LLC does not appear to have a legal relationship with Green Business. Mr. Carney stated that presently there is no technical relationship, however, the owners have a verbal agreement, completely separate entities.
- that Green Rush provided financial information for personal accounts. Attorney Zuretti questioned if Green Rush, LLC had applied for banking in Massachusetts. Mr. Carney stated that Green Rush has applied to a bank in Greenfield (GFA), which is the only institution that accepts debit. The GFA account will be opened as soon as possible, the account has been approved but Green Rush needs to pay the bank fee.
- clarification regarding legal counsel in Massachusetts. Mr. Carney stated that Green Rush has legal counsel in Washington State and has been having issues finding local council.
- clarification regarding human resources in Seattle, as it appears that Green Rush's only employee is Mr. Carney. Does Green Rush have a hiring plan? Several of the application questions appear to be not lawful in Massachusetts. Mr. Carney stated that Green Rush has implemented a transparency plan, which intends on recording the hiring process.

Amanda Loomis requested clarification regarding the number of off-street parking spaces based on the various uses located at 271 Worcester Road. Ms. Loomis noted that the property backs upon to a residential street and requested that the fence be increased. Ms. Loomis requested clarification regarding the community host agreement.

Jacquetta Van Zandt requested clarification regarding the location of the human resource department being located in Washington State. Ms. Van Zandt stated that it is requested that the business reflect Framingham's diversity. Ms. Van Zandt noted that if Green Rush's human resource department is located in Washington, how will this allow the business to reflect Framingham's diversity? Mr. Carney stated that Green Rush would be hiring a local human resource department that will be local. Mr. Carney stated that Green Rush will work to promote diversity and provided an overview of hiring in Framingham.

Mr. Kezer stated that the provisions of the HCA can include up to a three percent fee community impact fee, and asked if Green Rush objected to this. Mr. Carney questioned how the payment structure will be laid out and requested that the payment of 1.5 percent at end of first of the year and then divide out the 1.5 percent over the course of the following year on a monthly basis.

Open Discussion

Ms. Loomis requested clarification regarding the security cameras. Ms. Loomis noted a few areas that appear to have no camera coverage and would require additional review. Mr. Carney stated that Green Rush would review the cameras and will eliminate any blind spots.

Ms. Williams questioned if any of the products would be open. Mr. Carney stated that no open containers would be present at the facility. Ms. Williams questioned if the HVAC is a shared

system? Mr. Carney responded that they will discuss this with the landlord and will utilize carbon filters to eliminate any smells.

Closing

Mr. Kezer thanked Green Rush 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.

The meeting concluded at 11:19am. Mr. Carney stated that he would be sending over an updated diversity plan.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180006
Company Name	Union Twist, Inc. ("Union Twist")
Date of MAT Meeting	January 2, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Union Twist	<ul style="list-style-type: none"> Michael Ross, Esq., Prince Lobel Marie St. Fleur, Esq., COO Union Twist Amy McNamee, Esq., CEO, Union Twist Kate Crowther, Novus Group Dan Glissman, Esq., Prince Lobel
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin Williams, Department of Public Health Dana Haagensen, Fire Department Officer Keith Strange, Police Department Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office Michael Tusino, Building Commissioner, Department of Inspectional Services 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 Union Twist

Attorney Michael Ross presented a review of the property located at 630 Worcester Road, Union Twist and the submitted MAT Application. It was noted that in a prior meeting with the

City of Framingham, before the establishment of MAT, Union Twist was known as Jarden. However, after engaging in meetings with the Union Twist facility in Athol, MA, the group changed its name to Union Twist.

Attorney Ross stated that Marie St. Fleur, who is former Massachusetts State Representative who represented the Fifth Suffolk district from 1999-2011 and now works as a consultant, leads the Union Twist. Attorney Ross then introduced Amy McNamee, Esq., a former Assistant District Attorney in Suffolk County 1998 -2010 who now works in a private practice. Attorney Ross stated that Bradford Baker of FTG Security could not be present today due to a medical emergency.

Attorney Ross provided an in depth presentation of the site, noting that Union Twist has executed a Purchase and Sale Agreement for the property, and will and occupy the entire property. The retail component would be located on the ground floor and Union Twist offices and storage would be in the second floor of the existing structure. It was mentioned that Union Twist would be starting out as a marijuana retail establishment and would later be including a medical component as well.

A review of the security operations was briefly provided, utilizing a jewelry store as an example of its operations. There would be show cases, but no shelves, therefore, nothing for the customers to take. The customers will pick out the desired items and then an employee of Union Twist would go to the vault to get the product.

A brief review of the second floor was presented.

Attorney Ross presented the site plan, which included a review of the off-street parking, site circulation, pedestrian access, etc. Union Twist would be installing a “No Turn on Red” sign at the exit of the property to alleviate potential vehicular and pedestrian conflicts. Also, a tactile strip will be installed at the entrance of the site on both sides of the sidewalk.

Union Twist proposes to operate from 9:00 am to 8:00pm on a daily basis. Product delivery will take place two to three times per week during off-hours. Payment methods will be either cash or debit card transactions. There will be a cash pick-up approximately two to three times per week. Patient delivery will be provided on as needed basis, but will be going from the cultivation center to the patient and not from 630 Worcester Road to the patient.

Union Twist expects to hire 25 employees with an emphasis of hiring a local work force that is comprised no less than 30 percent of the staff reflecting Framingham’s diverse population.

Regarding medical cultivation, the Union Twist facility in Athol, MA is vertically integrated and is located on a 9.5-acre campus. The Athol facility is presently growing medical marijuana but not adult use at this point. Therefore, the source of product for the adult use side will be purchased, while medical marijuana will be grow and processed by Union Twist.

Marijuana Advisory Team (MAT) Review

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

Attorney Zuretti presented a series of questions, requesting information about site control, banking, and the Host Community Agreement (HCA) conditions. Kim Crowther stated that the property is presently under agreement and has a LOI/lease with an option to purchase, furthermore, Union Twist recently executed a purchase and sales agreement for the property. Attorney Zuretti requested a copy of the executed purchase and sales agreement, noting that site control is a threshold requirement for a Host Community Agreement (HCA).

Attorney Zuretti also requested clarification regarding banking. Attorney Dan Glissman stated that Century Bank has been fine holding money since there has been no funds yet just receipts.

Attorney Zuretti referenced M.G.L. c. 44, Section 53A regarding grant or donations and questioned if Union Twist has an opinion as to whether community impact fees were considered grants or donations to the community.

Union Twist stated that the CCC has been pushing back on this since the Fall River application and that While Union Twist remains open to reasonable requests it has been watching very closely to see what the CCC does about this issue.

Attorney Zuretti requested further clarification as to how Union Twist viewed the funds obtained through the HCA. Attorney Glissman responded that the gift or grant language came from the execution of HCAs on the RMD side. DOR has made an opinion that excluded HCA fees from general fund but agrees these funds should be part of the general fund. Ms. St. Fleur further added what is the impact on the community, should it be a charitable contribution vs. payment into the general fund.

Officer Keith Strange requested clarification regarding the transportation of product to the Union Twist facility at 630 Worcester Road and how many vehicle would be utilized for the transporting of product.

Union Twist responded that they would have a sufficient number of vehicles to ensure randomize trips to the site. Officer Strange stated that the Police Department would like to see multiple vehicles. Officer Strange requested information about how Union Twist would manage a disabled vehicle while transporting product. Officer Strange noted that the "No Turn on Red" sign would require a meeting with MASSDOT.

Officer Strange discussed the presence of pedestrian activity relative to both residential and commercial uses on and near Route 9 (Worcester Road). Officer Strange requested enhanced lighting for the site and, if possible, installation roof- top cameras to view east and west bound as far as possible on Route 9 (Worcester Road). Officer Strange further requested to review Union Twist's security plan.

Union Twist stated that they would like to schedule a meeting with the Police Department, that they would be hiring skilled security officers, in addition to securing the facility, they would conduct regular foot reviews of the site.

Officer Strange requested that Union Twist provide a point of contact in the event of an emergency or if an alarm is tripped, and that the Police Department's Cyber Security Decisive take a look at the security system to ensure it complies with the City's requirements.

Ms. McNamee stated that they intend to work with law enforcement and understand the importance of cameras and security. Kate Crowther requested to schedule a meeting to review the security plan.

Robin Williams requested clarification as to what would be opening at 630 Worcester Road, whether it would be an adult use vs. RMD. Union Twist stated that they would likely be opening both uses. Ms. Williams requested clarification regarding the purchasing of the structure relative to odor. Ms. Williams referenced the Health Department regulations for adult use and RMDs.

Michael Tusino question if the existing tenants of 630 Worcester Road know about the intentions for the property and do they have an exit plan? Ms. Crowther stated that the existing tenants do know, they are presently operating on a 30-day extension and are tenants at will. Once everything is finalized they will provide the tenants final notice.

Dana Haagensen questioned if the building plans were prepared by a registered architect and if so will that person be used during the construction process. Mr. Haagensen questioned if Union Twist was concerned about overcrowding and if they any specific plans relative to managing a rush of customers.

Amanda Loomis requested that the fencing along the property boundaries remain in good shape and that any area of the fence that becomes broke needs to be repaired.

Jacquetta Van Zandt requested clarification as to whether Union Twist had developed a process for recruiting a diverse staff.

Ms. St. Fleur stated that it is all about what you do "up front". Union Twist will be looking at how to bring in and provide opportunity for Framingham's underserved population. Ms. St. Fleur stated that you don't need to have to have specific skills, Union Twist will need lead time to do outreach, training, and develop skill sets. Union Twist aims to have a strong presence for various populations and make reflective of the community.

Ms. Van Zandt referenced programs that have been popping up that help move people into the cannabis industry encouraging Union Twist to conduct outreach to Framingham's community organizations. Ms. St. Fleur stated that she would like to have ongoing conversations with the Mayor's office to better understand the needs of Framingham and the community.

Union Twist noted that if they were unsuccessful in obtaining their minimum of 30 percent diversity goal, then they would like to put funds into the City jobs program.

Michael Tusino requested clarification regarding the number of employees.

Mr. Kezer presented the three percent impact fee to Union Twist and questioned if they had any reservations about this number. Union Twist stated that they did not have any reservations. Union Twist and Mr. Kezer discussed the recent Social Law Library discussion relative to the impact fee. Ms. Crowther stated that Union Twist wants to the maximum allowed but would want to make an impact. Union Twist stated that they have interest in providing a grant to various charities being good corporate citizens but would not want this to be included in the HCA.

Mr. Kezer addressed the need for Union Twist to take a look at the area when informing the neighbors of a community meeting. Ms. Crowther states that none of the residents of the Georgetown Apartments would be included in the 300' mailing since the property is under one ownership. However, Union Twist will be reaching out to the residents Georgetown Apartments to ensure they know about the community outreach meeting. Union Twist noted that the community outreach meeting is scheduled for January 7, 2019.

Closing

Mr. Kezer thanked Union Twist 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.

The meeting concluded at 1:32pm.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180007
Company Name	Commonwealth Farm 1761, Inc. ("Commonwealth Farm")
Date of MAT Meeting	January 2, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Commonwealth Farm	<ul style="list-style-type: none"> • 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 • Rebecca Rutenberg, Esq., Vicente Sederberg, LLC
MAT	<ul style="list-style-type: none"> • Thatcher W. Kezer III, COO, Chair • Robin Williams, Department of Public Health • Dana Haagensen, Fire Department • Officer Keith Strange, Police Department • Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office • Michael Tusino, Building Commissioner, Department of Inspectional Services • Amanda Loomis, Planning Board Administrator
Legal Counsel	<ul style="list-style-type: none"> • Amanda Zuretti, Esq., Petrini & Associates, P.C.

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 Commonwealth Farm 1761

Jonathan Tucker introduced himself and provided a summary of his connection to Massachusetts and recent work that he has been involved in (review of resume, which was provided in application). Mr. Tucker stated that he has been reviewing the marijuana process very closely, and that he sees the pursuit of a cultivation license for Commonwealth Farm at the property known as 1062 Edmands Road as an opportunity to save a local farm.

Attorney Arthur White provided a review of his history, noting that he has a long history of practicing law in both Framingham and Boston with strong ties to both communities. Attorney White disclosed that the owner of Eastleigh Farms is a client of his and that he is looking forward to preserving the farm and making this a community-oriented project.

Jonathan DeRosa stated that he is partners with Zack Hinkle and that he is a strong believer in following all of the rules and regulations, which is the only way to move forward.

Mr. Hinkle provide a review of his resume, noting that he has experience in business cultivation in Los Angeles that allows him to bring good people together.

Attorney Adam Fine introduced himself and his role as legal counsel for Commonwealth Farm.

Rebecca Rutenberg presented her involvement with Commonwealth Farm. Ms. Rutenberg noted that Bradford Baker, FTG Security was unable to attend the meeting due to a medical emergency.

Mr. Tucker stated that the farm would shield the proposed adult use marijuana product manufacturing and cultivation center, which would allow Eastleigh Farms to remain in operations as a working farm. The proposed marijuana production and cultivation facility will have a 24,000 sf of canopy to start (Tier 4) and will expand on an annual basis until the facility reaches a maximum canopy on the site (Tier 11). The company has a five year growth plan that will allow such expansion to take place on the property.

Attorney White stated that the team is ready to move forward with what is necessary to establish itself in Framingham and as a member of the community. Community outreach for the community meeting that will be held on Monday, January 7, 2019 has been sent out. The intent of the meeting is to understand the thoughts and concerns of the neighbors. The goal is to establish a plan that is developed based on municipal support. Attorney White further stated that Commonwealth Farm is confident that they will be able to obtain the necessary licensing, through compliance with the guidelines. The team is expecting to exceed the expectations of the state. Attorney White noted that they are still looking for additional funders to invest in the construction of the facility.

Mr. Tucker stated that this facility is an opportunity to build a business from the ground up. Commonwealth Farm seeks to employ approximately 100 full time and part-time employees with the focus on hiring locally, with a work force that reflects Framingham's diversity.

Marijuana Advisory Team (MAT) Review

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

Officer Keith Strange requested clarification regarding the organization's intent to distribute products from the facility and the number of transport vehicles that the operation would utilize.

Mr. Tucker stated that Commonwealth Farm is presently looking into two vendors who are working with the CCC to become licensed as transporters. Officer Strange stated that if the organization utilizes an outside vendor, then they would like to see a plan in place in the event that a transportation vehicle breaks down.

Ms. Rutenberg stated that they will have Mr. Baker provide this information. Officer Strange requested clarification regarding hours of non-operation and if a security guard would be present on-site. Mr. Tucker, responded, yes, 100 percent of the time, security is absolutely important.

Officer Strange requested clarification regarding alarm protocol for afterhours and have emergency contacts that will respond and further requested information about the security cameras within security plan and questioned if the Police Department would get access to footage in the event of an investigation. Officer Strange further requested permission for the Police Department's Detective of Cyber Crimes to be able to review the computer system prior to operation of the facility to ensure compliance with the City's and the District Attorney's requirements. Additionally, Office Strange requested that adequate lighting around the facility be provided and that if possible, to have 360 rooftop security cameras.

Michael Tusino requested information regarding the size of the structure and the size of 100,000 sf.

Mr. Tucker stated that the structure would be 24,000 sf to start, with two smaller structures to support packaging and office operations. Mr. Tusino requested clarification regarding the presence of water and sewer servicing the property.

Mr. Tucker stated that they are looking to collaborate with the City regarding services and would expect to hook into the municipal system.

Mr. Tusino requested clarification regarding the division of land, specifically if the cultivation/manufacturing facility will be on the same lot as the farm or on its own parcel. Attorney White responded that the facility would be on its own parcel and that they were looking at a number of locations on the property that would support the production and manufacturing facility, while still allowing for use of the farm.

Mr. Tusino questioned if Commonwealth Farm would own or lease the property from the current owner. Attorney White stated that they would be looking to enter a lease with the property owner. Mr. Tusino questioned if any trails ran through the property connecting to

Callahan State Park. Attorney White stated that to the best of their knowledge they did not think so.

Dana Haagensen questioned if any of the existing structures on-site would be utilized by Commonwealth Farm.

Mr. Tucker stated that all the structures utilized by Commonwealth Farm would be new and would be looking to hire someone that can construct a state-of-the-art facility. Mr. Tucker further stated that the facility would be expected to resemble a college level science lab.

Mr. Haagensen questioned if the facility would be processing and/or have hazardous material on-site. Mr. Tucker stated that the operations would utilize a CO² extraction process.

Attorney Amanda Zuretti requested clarification regarding the information provided on page 17 of materials provided, which mentions the use of acetone and solvents would be utilized.

Attorney Zuretti presented a series of questions, which included site control, corporate structure, and the physical structures.

- if the owner of the property has provided a letter for use of the property, in addition to the legal relationship between Commonwealth Farm and Eastleigh Farms. Attorney White stated that Commonwealth Farm is the licensing applicant and that the property owner is Doug Stephan, the Trustee of the Stephen Family Realty Trust. There will be a series of leases between the two entities and that Commonwealth Farm will be paying rent through another entity to be established.
- Attorney Zuretti requested clarification as to whether this would be a ground lease or a lease of just the buildings. Attorney Fine stated that Commonwealth Farm would be entering into a 99-year ground lease. Attorney Zuretti questioned if a feasibility study has been conducted and when the roll back taxes would take place. Attorney White stated that either have not taken place but Commonwealth Farm understands that both are required.
- Attorney Zuretti questioned if Commonwealth Farm viewed marijuana production as an agricultural use. Mr. Tucker responded yes.
- Attorney Zuretti requested clarification regarding banking. Attorney Zuretti noted that financial information for Mr. Tucker, i.e., an investment account, was provided but asked if the entity for Commonwealth Farm is banked. Attorney Fine stated that Commonwealth Farm is currently banked with Century Bank. Ms. Rutenberg stated that they are also looking into banking with GFA Credit Union in Gardener.
- Attorney Zuretti requested clarification regarding the architecture of the proposed structures. Ms. Rutenberg stated that architectural plans have not been developed yet.
- Attorney Zuretti question if Commonwealth Farm will start out as a Tier 11 facility or will it start or smaller and expand. Attorney Adam and Ms. Rutenberg stated that they would likely move forward with a Tier 4 and then expand on a yearly basis.

- Attorney Zuretti requested clarification regarding the timeline for licensure. Attorney Fine stated that it would likely take approximately five years to be fully built-out.

Robin Williams requested clarification regarding the presence of municipal water and city sewer on the property. Ms. Williams questioned if the facility would be producing edibles. Mr. Tucker stated that they would be producing edible products.

Ms. Williams requested clarification regarding the other types of products that would be produced at the facility. Mr. Hinkle stated that they would be starting with the basics. Ms. Williams requested clarification as to how Commonwealth Farm would manage odor. Mr. Tucker stated that there would be two doors and the use of carbon filters.

Amanda Loomis requested clarification regarding the presence of sewer on-site and asked if the facility would be utilizing solar panels to generate electricity

Jacquetta Van Zandt requested clarification regarding hiring a diverse group of employees, stating that Framingham has a limited applicant pool and requested clarification as to how they would manage that.

Mr. Tucker stated that they would work to ensure that the workforce is diverse and reflects Framingham's diversity. Ms. Rutenberg stated that a benefit of this team is that they have the resources to identify ways to make a meaningful impact and will host job fairs. Ms. Rutenberg reviewed of the types of opportunities in the marijuana industry and discussed her client's view on the value of training of employees. Ms. Van Zandt noted that Framingham has a large Brazilian population, in addition to a Chamber of Commerce that should be considered.

Mr. Kezer presented the three percent impact fee as part of the Host Community Agreement (HCA) and questioned if Commonwealth Farm had any questions, comments, reservations regarding this. Attorney Fine stated that they did not have any questions but would like to have a meaningful negotiation process to determine what will work. Attorney Fine stated that the three percent for cultivation is different than the retail sector. Attorney Fine stated make it profitable for Framingham but also make it fair.

Closing

Mr. Kezer thanked Commonwealth Farm's representatives 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.

The meeting concluded at 12:22pm.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180010
Company Name	BCWC LLC, seeking name change to "NovaFarms"
Date of MAT Meeting	January 16, 2019
Location of Meeting	Blumer Room
Type of Application	Marijuana Retail Establishment

Attendance	
Union Twist	<ul style="list-style-type: none">• Derek Ross, Manager, BCWC LLC• Meg Sanders, Will & Way• Erik Williams, Will & Way• Blair Fish, BCWC LLC• Patrick Moynihan, McCormack Suny, LLC
MAT	<ul style="list-style-type: none">• Thatcher W. Kezer III, COO, Chair• Mary Ellen Kelley, Chief Financial Officer (CFO)• Robin Williams, Department of Public Health• Joseph Hicks, Fire Department• Officer Keith Strange, Police Department• Michael Tusino, Building Commissioner, Department of Inspectional Services• Amanda Loomis, Planning Board Administrator
Legal Counsel	<ul style="list-style-type: none">• Attorney Amanda Zuretti, 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 NovaFarms

Brett Fish provided an overview of the Nova Farms team, highlighting experience in the industry and their respective roles at NovaFarms. Mr. Fish stated that Ted Grillo and Zach Allen, not present today at the MAT meeting, will be charged with the task of being the Chief

Growers. Mr. Fish also noted that John Kenyon will be a member of the legal team but was not present today.

NovaFarms has two Host Community Agreements (“HCA”) with Attleboro, one for cultivation and one for a marijuana retail establishment. NovaFarms was the first organization to receive HCAs for each of the uses. To avoid costs associated with indoor grow facilities, NovaFarms will be working on an outdoor grow in Sheffield, Massachusetts, which will allow them to grow, produce, and sell their own marijuana. This model will require some partnerships with indoor grow facilities during winter months. However, this model allows NovaFarms to be vertically integrated.

The proposed location for the marijuana retail establishment that has been identified is located at 1151 Worcester Road. The property is set away from the other locations that are presently being proposed in the Golden Triangle area. NovaFarms feels that the location is a shining star since it’s set away from the other locations and there is a centralized turn around for vehicular traffic. The property at 1151 Worcester Road is a standalone location, which poses no impact on other businesses.

Mr. Fish presented the interior build-out plan and stated that they are willing to work with Framingham on the development of the project. The timeline for the project is solely based on the community request. Mr. Fish stated that they are able to work as fast or slow as the City wants to get the business up and running.

NovaFarms has hired Plymouth Armor Group and Internal Inc. for the movement of product to the location.

NovaFarms presented the finances of the company and its ability to start the business. It was noted that NovaFarms has raised approximately \$1.5 million to date and has identified three companies that are willing to collaboratively contribute approximately \$9 million.

NovaFarms presented an overview of cultivation. It was stated that NovaFarms has purchased approximately 90 acres in Sheffield, MA, which will allow them to develop a 100,000sf canopy (Tier 11).

To close their presentation, NovaFarms stated that the team has unmatched cannabis experience, they are retail ready, have developed a top-notch security and safety experts plan, have the required resources, and have the ability to produce.

Marijuana Advisory Team (MAT) Review

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

Officer Strange requested clarification regarding the parking lot, specifically regarding the design and layout. The Police department would want to see dedicated employee parking and customer parking. Officer Strange stated that the project should include some form of public transportation plan, specifically how will NovaFarms manage people that utilize public transportation waiting for the next

bus or car to come. The Police Department will need to see a snow removal plan, the storage of snow cannot affect the off-street parking. Officer Strange reviewed the close proximity of both Ellis Street and Towner Street, and questioned if the intent was to have a parking lot attendant to manage the parking lot. Officer Strange noted that there are school buses and children in the area, which NovaFarms would need to plan around. Mr. Williams responded that NovaFarms would absolutely have a traffic attendant and would like to hire off-hour police officers, as well as have ongoing communication with the Police Department about traffic and public safety.

Officer Strange address one of the big issues with the site, in that Framingham State University (FSU) students attempt to cross the street. Such efforts to cross Worcester Road are not always successful. Officer Strange stated his concern about the influx of FSU students trying to access the site. Officer Strange identified several other issues within the area, which included the train tracks crossing Worcester Road, pedestrian activity, in addition to issues associated with Maynard Road.

Officer Strange requested that the City's Police Department have an opportunity to ensure that security camera footage is compatible with required City and District Attorney's Office format. Furthermore, the Police Department would want to request that security cameras face east and west on Worcester Road (Route 9), and that interior cameras are at different heights and angles.

Officer Strange requested information on the transportation of products to the property. Mr. Ross stated that Plymouth Armored Group would be hired for the transportation of products to the store. Products would be delivered to the rear of the site depending on the development of the property. The location where product would be delivered would be enclosed for the purposes of safety.

Ms. Kelley reviewed the projected revenue for the business. Mr. Fish stated that NovaFarms would expect \$28 million in revenue for retail and dispensary, which was voted on, on February 5, 2018. NovaFarms is presently not operating in Attleboro at this time, but NovaFarms was the first of 215 applicants to receive permission for the operation of an RMD.

Ms. Williams asked for clarification regarding the requested licensure, in that NovaFarms is proposing to operate an RMD and a marijuana retail establishment as a hybrid license. Ms. Williams informed NovaFarms that the Health Department has its own regulation for both RMD and marijuana retail establishments.

Ms. Loomis requested clarification regarding off-street parking and that the City would not want parking associated with the business to be on side streets such as Ellis and Tower. Ms. Loomis briefly discussed conditions of previous Planning Board decisions regarding off-street parking. Mr. Ross responded that NovaFarms would be managing the parking and traffic during the opening days and months of operation. Mr. Williams stated that NovaFarms would want to work with the Police Department on this.

Ms. Loomis requested clarification regarding the use of the site and the existing structures or whether a new structure would be constructed. Ms. Loomis noted that the structure is older than 75 years of age and would require review by the Historic Commission to determine if demolition was possible. The NovaFarms team responded that they may demo the front and retrofit the rear of the structure.

Attorney Zuretti presented a summary of the questions that she would be asking, which included a request for information relative to the corporate and entity name, lease agreements, hiring and diversity, outdoor grow and cultivation, and the HCA.

Attorney Zuretti stated that she was not able to find the new business known as NovaFarms. Mr. Ross provided clarification regarding the name and that they need to work with the Cannabis Control Commission (CCC) to change the name. The CCC has not developed a process to do this yet.

Attorney Zuretti requested information regarding the lease to the property.

Attorney Zuretti requested clarification regarding banking, stating that there are very few banks in Massachusetts that are banking with marijuana establishments. NovaFarms state that SafeHarbor has partnered with GFA Credit Union in Gardner. Ms. Sanders had one of the first marijuana accounts with SafeHarbor. Ms. Sanders has introduced the NovaFarms team to SafeHarbor. NovaFarms is presently working with Century Bank relative to their RMD. It was noted by the NovaFarms team that Century Bank has given a firm no on expanding into marijuana establishment banking.

Attorney Zuretti requested clarification regarding employment. It was noted that the Mayor has made a point to encourage Framingham businesses to reflect the diversity of Framingham. Attorney Zuretti requested clarification as to what process NovaFarms would utilize for hiring. Ms. Sanders reviewed the marijuana industry in Colorado, noting that the hiring of staff that reflects the community for any retail operation is essential. Ms. Sanders states that it's always a preference and recommendation that any team she works with hire locally. Ms. Sanders further stated that everything NovaFarms does is trainable. Employees are expected to be compliant, to be safe, and to be good co-workers. Ms. Sanders noted that she has worked with various agencies and has offered training. Employees must pass a background check, while NovaFarms needs to encourage upward mobility within the organization.

The NovaFarms team stated that employees are provided an opportunity to volunteer within the community and that NovaFarms wants to partner with the City. Attorney Zuretti questioned if NovaFarms would be hosting job fairs, and provide vendor training, and living wages and benefits. Ms. Sanders stated that the goal is to empower and train employees, and to ensure that employees do not have to work three jobs to support themselves.

Attorney Zuretti requested that NovaFarms provide the HCA from Attleboro for review.

Attorney Zuretti requested clarification regarding the outdoor grow facility, since they are quite an undertaking, especially in New England. Mr. Ross reviewed the cultivation location in Sheffield, MA. Mr. Williams further reviewed the 90 acre parcel of land.

Mr. Ross provided information about hemp operations at his facility in Maine. The parcel is entirely surrounded by a tree lined buffer and natural screening that provides added security along with athletics. Mr. Ross further stated that around the cultivation area there is an eight-foot high fence.

Mr. Ross reviewed the medical marijuana supply and the ability to do an outdoor grow facility. While other operations are working to building their interior grow facility, NovaFarms will already be growing product. Mr. Williams stated that NovaFarms would have a contract with an indoor grow facility to ensure they had enough product.

Chief Hicks requested clarification regarding public safety, traffic flow, and access and egress of the site.

Mr. Tusino requested clarification as to how the City is expected to make a recommendation if the company has not decided to reuse the existing structure or raze it and build new. Mr. Fish stated that NovaFarms wanted to hear what the City wanted, NovaFarms is here to make the City happy. Mr. Ross

stated that NovaFarms' first preference would be to raze the structure but this would take about a year or two. Mr. Fish stated that the construction of a new structure would look a lot more attractive and this is the preferred option. Chief Hick concurred that new construction would be preferred relative to the State Fire Code. Mr. Tusino stated that he has an issue with directing people to construct new or renovate. The structure will need to be evaluated by the Historic Commission if NovaFarms is proposing to raze the structure. Mr. Tusino concluded that the MAT can make a recommendation if NovaFarms does not know what it wants to do.

Mr. Kezer stated that there is a limited number of HCAs but it is important to have the project done right. Mr. Kezer stated that he has a sense NovaFarms is trying to do the right thing. To Mr. Tusino's point, the Mayor is going to expect a solid plan in place prior to anything going to her desk.

Mr. Kezer stressed the importance of engagement with the neighbors. Mr. Kezer requested that public engagement go beyond the 300' state requirements and look at reaching all of the residents on the two dead-end side streets. Mr. Kezer questions if NovaFarms had a willingness to engage and reengage as necessary. Mr. Fish reviewed NovaFarms experience in Attleboro with the MAT. NovaFarms will address any neighbor's concern to ensure that their life is not impacted. Mr. Williams stated that they are not expecting to be the first marijuana retail establishment in Framingham, but rather not be the business that is not wanted. Mr. Williams concluded that it is understood that this is one of the most highly regulated industries in Massachusetts and it's the nature of the neighbors to be concerned about impacts. Mr. Kezer concluded on not remising the importance of working with the neighbors.

Closing

Mr. Kezer 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. Mr. Kezer stated that the MAT will be sending out letters relative to recommendations regarding HCAs and requests for more information.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180012
Company Name	Cloud Creamery, LLC
Date of MAT Meeting	January 28, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Product Manufacturer

Attendance	
Cloud Creamery, LLC	<ul style="list-style-type: none"> David Yusefzadeh, Manager, Cloud Creamery Jim Borghesani
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin Williams, Department of Public Health Joseph Hicks, Fire Department Officer Keith Strange, Police Department Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office Michael Tusino, Building Commissioner, Department of Inspectional Services 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 Cloud Creamery

Mr. Yusefzadeh provided an introduction of his company and product. Mr. Yusefzadeh also provided his background in the food industry, explaining that Cloud Creamery was launched to provide an alternative for people struggling with autoimmune diseases and with the intent to create something that does not feel like medicine. Mr. Yusefzadeh stated that the company has leased space within a multi-purpose manufacturing structure at 115 (119 in City of Framingham

records) Herbert Street. The space was previously used for cooking and is prepped with a stove and other amenities.

Cloud Creamery will only be selling its product to retailers and will not be selling products directly to customers from the Herbert Street location.

Marijuana Advisory Team (MAT) Review

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

Chief Hicks requested clarification regarding the sale of products from the Herbert Street location, in that there would be no retail element as part of the business model. Mr. Yusefzadeh stated that there would not be direct sales to customers at the Herbert Street location.

Mr. Kezer requested clarification as to what type of industry the products would be sold to adult-use or medical marijuana establishments. Mr. Yusefzadeh stated that they are looking into both industries. Mr. Borghesani provided an overview of the medical process associated with the sales of the Cloud Creamery product.

Attorney Zuretti provided a list of questions to Cloud Creamery, which included requests for more information regarding site control, banking, food manufacturing experience, and shelf space in sales locations. Attorney Zuretti requested clarification regarding lease agreements for the property at 115 Herbert Street and whether Cloud Creamery had recorded a notice of lease. Mr. Yusefzadeh stated that the lease agreement has not been recorded but is active.

Attorney Zuretti requested clarification regarding banking. Mr. Yusefzadeh stated that Cloud Creamery is looking at several options and has spoken with two credit unions. Cloud Creamery will be connecting with GFA this week regarding opening an account. Mr. Yusefzadeh stated that Century Bank is not taking on adult-use accounts at this time.

Attorney Zuretti requested clarification as to what foods Cloud Creamery will be producing and background in the food industry. Mr. Yusefzadeh provided an overview of the various companies and startups that he has been involved with. Mr. Yusefzadeh stated that presently he is working with a company named Chewy, which is a food innovation lab in the Fenway area of Boston.

Attorney Zuretti requested information regarding retailers and shelf space. Mr. Yusefzadeh stated that he is working with several local companies, but are still in conversations. Cloud Creamery has been in talks with Temescal in Worcester. Cloud Creamery would need to invest in small freezer space in the various stores.

Attorney Zuretti stated that Framingham presently has one lab, with another one coming online soon. How will and what are the expectations of Cloud Creamery relative to testing to ensure that the dosage is properly administered per container. Mr. Yusefzadeh stated that his undergraduate degree is in food science so this is extremely important. Mr. Yusefzadeh

provided an overview of how the product was produced to ensure homogenous mixing of all the ingredients.

Mr. Yusefzadeh followed up to an earlier question regarding freezers in the retail locations. Cloud Creamery's agreement with the retailers would be the need to purchase small freezers, which would be located in the rear of the store and not accessible by customers. The customers will request the ice cream and a staff member will provide it to them at the point of sale.

Ms. Van Zandt stated that the Mayor would like anyone who brings business to Framingham, to help in the City's efforts to have businesses reflect Framingham's diversity. Ms. Van Zandt requested clarification as to how Cloud Creamery would do this. Mr. Yusefzadeh stated that when starting out, Cloud Creamery will only be manufacturing ice cream approximately four times per month. At such time, there will only be two employees. Mr. Yusefzadeh stated that he lives in Framingham.

Ms. Van Zandt requested clarification as to how Cloud Creamery would recruit employees. Mr. Yusefzadeh stated that Cloud Creamery would be looking for employees with backgrounds in food science, which is difficult to find more so since Framingham does not presently have a food manufacturing industry. Ms. Van Zandt encouraged Cloud Creamery to not "box itself in" with only hiring food science degree candidates.

Ms. Loomis stated that she did not have any comments at this time.

Chief Hick requested clarification regarding the composition of the Herbert Street structure. Mr. Yusefzadeh stated that the structure is presently multi-use. Chief Hicks requested information about the use of hazardous or flammable items. Mr. Yusefzadeh stated that they would utilize neither.

Ms. Williams provided an overview of the Health Department's involvement with reviewing marijuana facilities and food manufacturing facilities. Ms. Williams referenced 105 CMR 500, which is relative to manufacturing operations, which will need to also be complied with. Ms. Williams requested information about the product and the testing of food. Ms. Williams requested information about the HVAC system, and whether it serviced the entire structure or just the unit. Ms. Williams and Mr. Yusefzadeh had a brief discussion about odor control and management.

Officer Strange requested clarification regarding inventory within the facility. Mr. Yusefzadeh stated that Cloud Creamery would have three chest freezers, which can hold approximately 400 pints of ice cream, equal to 36 to 38 gallons of ice cream. The freezers will be locked and bolted to the wall. Mr. Yusefzadeh stated that the goal is to have a walk-in freezer. The company upstairs is moving out so Cloud Creamery would like to take over that space as well. Mr. Yusefzadeh included that the goal of Cloud Creamery is to have product sent to the retailer the next day so there would be little time for product sitting at Herbert Street.

Officer Strange requested information about the security alarms and the video cameras. Officer Strange stated that the Police Department would like to review these systems prior to opening to ensure that they comply with the Police Department and the District Attorney's office.

Officer Strange requested clarification regarding the delivery and transportation of products from Cloud Creamery to the retail location. Mr. Yusefzadeh stated that they are looking into companies for transportation. Officer Strange requested that there be more than one vehicle used for transportation operations.

Officer Strange requested that Cloud Creamery think hard about the security features around the distribution of product. Mr. Borghesani stated that the products are tracked seed to sale and will be logged in at both ends.

Mr. Tusino requested information regarding the existing space at Herbert Street. Mr. Yusefzadeh stated that there are computer desks and a full kitchen. Mr. Tusino asked if there was any retail. Mr. Yusefzadeh stated that there was not any retail. Mr. Tusino requested clarification regarding a loading bay. Mr. Yusefzadeh stated that there was one loading bay for the entire structure.

Mr. Borghesani stated that they will have a detailed plan for diversity, which is required for filing with the Cannabis Control Commission (CCC).

Mr. Kezer reviewed the MAT process in Framingham. Mr. Kezer stated that Cloud Creamery would need the HCA to work with the state and if a HCA were offered, they would need to comply with City requirements.

Mr. Yusefzadeh stated that he has had conversations with Mr. Wong, Director of the Health Department regarding the space prior to signing the leases. During such conversation, Mr. Wong provided a list of what would be required by the Health Department. Ms. Williams stated that the Health Department would like to go through the process with Cloud Creamery. Ms. Williams requested clarification as to who used the existing kitchen in the space at Herbert Street. Mr. Yusefzadeh stated that there was a church utilizing the space previously.

Closing

Mr. Kezer thanked Cloud Creamery 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.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180013
Company Name	Andromeda Supply Company, LLC (“Andromeda”)
Date of MAT Meeting	January 22, 2019
Location of Meeting	Executive Conference Room
Property Location	1656 Worcester Road
Type of Application	Marijuana Retail Establishment

Attendance	
Andromeda	<ul style="list-style-type: none"> Lori Sacco, Andromeda Supply Company Stacey Grillo, Andromeda Supply Company Victor Grillo, Consultant Attorney Joseph Antonellis, Antonellis Law James Sacco, Consultant Mathew Coveney, Esq., General Council John Rodrigues, Security Consultant, J. Gil & Associates
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin Williams, Department of Public Health Chief Joseph Hicks, Fire Department Officer Keith Strange, Police Department Mary Ellen Kelley, CFO Jacquetta Van Zandt, Senior Advisory to the Mayor Michael Tusino, Building Commissioner, Department of Inspectional Services 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 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 Andromeda Supply Company

Attorney Antonellis complemented the MAT on the application process that it has established for the preview of marijuana establishments and RMDs. Attorney Antonellis provided a review of Andromeda's proposed location, stating that 1656 Worcester Road is the best location for this particular use. The location is located on the eastbound side of Route 9 (Worcester Road), has two entrances/exits to the public way, and has no residential neighbors. The property directly abuts the MassPike, as is located near commercial uses to the west that include a gas station, a hotel, and a Dunkin' Donuts. The property is improved with an existing structure that is presently used by a restaurant. While the existing restaurant that occupies the space is still in operation, Attorney Antonellis stated that Andromeda has a Letter of Intent to lease the property.

Attorney Antonellis stated that the property has more than enough parking which is located on both sides and to the rear of the structure.

Attorney Antonellis stated that the team is made up of primarily Mrs. Grillo and Mrs. Sacco. Mr. Grillo stated that he has contributed to the City in the past, which included donations for bullet proof vests for the Police Department and that he intended to do so in the future. Mr. Grillo is a lifelong resident of Framingham. Mr. and Mrs. Grillo both presently reside in Framingham.

Mr. Grill stated that Andromeda is a unique company, in that the applicants are local and people that are known in the community and that, "the individuals that represent Andromeda are not here for fronts for other organizations." Attorney Antonellis stated that other marijuana businesses have multiple locations in other areas, where Andromeda is a Framingham-centered and Framingham- focused business.

Attorney Antonellis introduced Mr. Rodrigues as a specialist in security, noting that Mr. Rodrigues has guarded both "Popes and Presidents". Attorney Antonellis further stated that while members of the Andromeda team do not have experience in marijuana industry, and this cannot be covered up in the application, Andromeda does have experience in marketing and retail. Attorney Antonellis further noted that Mrs. Grillo is an accountant and Mrs. Sacco is an engineer.

Attorney Antonellis stated that Andromeda found a location that provides protection to nearby neighborhoods. He stated, in addition, that a City such as Framingham that has grown from a town to a city as it has, it is difficult to find a mixed-use location, with no adjoining street that connects to residential neighborhoods.

Mr. Grillo stated that he grew up in Framingham and provided an overview of the schools attended. Mr. Grillo stated that he is an entrepreneur by trade, and that he and Mrs. Grillo have started and sold many companies together. Mr. Grillo stated that they previously started a sold a company over on California Avenue in Framingham. Mr. Grillo stated that he presently lives on Doeskin Drive.

Mr. Grillo further stated that coming into the marijuana industry and business is unique experience for them. Mr. Grillo stated that he recently started and presently operates a company located in Waltham that services citizens with disabilities. The company focuses on serving as a liaison between a citizen seeking government assistance and the government. Mr. Grillo noted that his company is not paid by the people that the company helps but rather they are paid by the government. Mr. Grillo stated that they have heard from many of their clients that they presently self-medicate. Such an idea got them looking into the marijuana business.

Mr. Grillo stated that Mrs. Grillo has a passion for helping people and wanted to get back into the community. Mr. Grillo stated that they think there are some good things going on in the marijuana industry.

Mr. Grillo stated that he has been involved helping the community. Mr. Grillo listed some recent donations made to Framingham, which include bulletproof vests and helmet to the Police Department about two years ago, and prior to that have donated a product to help detect children predators. Mr. Grillo stated that he might donate a Police cruiser to the City in a year or so.

Mr. Grillo stated that Mrs. Grillo and Mrs. Sacco will own 100 percent the company.

Mr. Rodrigues state stated that he has made a career creating secure environments for people and things. Presently, Mr. Rodrigues has a business that protects high net worth people and their families, noting that security needs are always changing and that “whatever we did yesterday, we will do tomorrow –is not a good model for security”

Mr. Rodrigues further stated that some of his recent work includes the transfer of the nation’s gold reserves, items missing from the federal bank in Boston, protection of the Super Bowl, airport review committee to secure Logan Airport after the 9/11 attacks.

Mr. Rodrigues stated that he has done many different things and can bring a lot to the table and that although they do not have a security plan today, they will prepare one in the future. He stated that today is an introduction and a plan is pending what the company is doing moving forward. Mr. Rodrigues stated that he knows Mr. Grillo is the “big picture guy” for the business, and the Mrs. Grillo focuses more on the small details.

Mr. Grillo stated that Mr. Rodrigues was in the Secret Services for protecting the seven United States Presidents and the Pope.

Mr. Grillo stated that he wanted to add two quick things: First, that he understands traffic is going to be insane. The identified location is away from everything and there will be traffic issues. It will be a challenge having 100 vehicles lined up on Worcester Road, however, the site has more than enough off-street parking. The property at 1656 Worcester Road has more parking than other locations in Framingham. Secondly, that what Andromeda is looking to do is building something that Framingham can be proud of. Mr. Grillo stated that Andromeda is looking to build a very nice structure. Andromeda understands that they do not have a lot of

experience; however, everything that we do will be “best in breed”.

Marijuana Advisory Team (MAT) Review

Mr. Kezer thanked Andromeda for the presentation and turned the meeting for questions and comments from the MAT.

Chief Hicks stated that the location is good, which will help with traffic flow.

Mr. Tusino stated that he did not have any comments.

Mr. Kezer questioned Andromeda if they would be renovating or razing the existing structure to rebuild. Mr. Grillo stated that they would be renovating the existing structure.

Ms. Williams stated that the Health Department has their own regulations that would need to be complied with. Ms. Williams requested clarification regarding the type of establishment Andromeda would be operating. Attorney Antonellis stated that Andromeda would like to do both, but right now would be focusing on recreational adult use. Attorney Antonellis stated that the CCC regulations require separate grow facilities, which may change in March.

Officer Strange requested clarification regarding the off-street parking lot, as to whether the employees and customers would have separate off-street parking or shared. Mr. Grillo stated that they have not focused on that yet but will be preparing a site plan. Attorney Antonellis noted that they do feel there is enough off-street parking at the 1656 Worcester Road location and would be looking to max space.

Officer Strange requested that a public transportation plan be put into place. Officer Strange questioned what Andromeda would do with people while they waited for public bus transportation.

Officer Strange requested clarification regarding product delivery and where Andromeda would be getting product from. Mr. Grillo stated that they have chatted with a few vendors but have not identified a vendor yet. Mr. Grillo reviewed the delivery of the product, which would be delivered through the garage doors in the rear of the site.

Officer Strange requested dumpsters be locked and secured at all times.

Officer Strange requested a traffic management plan be prepared. Officer Strange stated that vehicles should not be stopping along Route 9 (Worcester Road) getting into the site. Officer Strange stated that the Police Department would be looking for a parking lot attendant to help direct people in and out and ensure that the product is not being sold in the parking lot.

Officer Strange questioned if Andromeda has prepared a pedestrian plan. There is a question as to how customers get between Wendy’s and Dunkin’ Donuts as there are presently no sidewalks on eastbound side of Route 9 (Worcester Road). Officer Strange stated that he does

not want to see pedestrians walking in the breakdown land of Route 9 (Worcester Road). Mr. Grillo noted that they have been talking about a connection path for pedestrians. Officer Strange requested that Andromeda come up with a safe option for pedestrians, cautioning that pedestrians may not use the crosswalk and that too many people may attempt to cross Route 9 from the Technology Park area.

Officer Strange requested clarification regarding the security plan, specifically requesting that cameras be installed on the counters at the point of sale. Officer Strange further requested that the Police Department's detective that is responsible for cybercrimes have an opportunity to review the computer an exterior camera be installed looking to the west and east of Route 9 (Worcester Road).

Officer Strange requested information relative to the delivery trucks that will be delivering products. Mr. Grill noted that the products would be picked up by Andromeda. Officer Strange questioned how many transport vehicles will Andromeda own, and Mr. Grillo stated that Andromeda would only have one vehicle to start. Officer Strange requested that Andromeda consider using multiple vehicles and that it prepare a plan to address vehicle that is disabled.

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Officer Strange requested a snow removal plan and an emergency plan for lock down or shelter in place.

Ms. Loomis stated that she did not have any comments.

Attorney Zuretti presented a series of questions that relative to site control, banking, and marketing of its product and asked for clarification regarding the lease for 1656 Worcester Road. She also asked if the lease is based upon Andromeda's receipt of the Host Community Agreement and other necessary approvals. Attorney Zuretti questioned if there had been any communications with MassDOT about using the park and ride for overflow parking.

Attorney Zuretti requested clarification regarding where Andromeda was banked. Mr. Grillo stated that Andromeda is presently not banked. Mr. Grillo noted that Andromeda has a line of credit with Mutual One, but there is an issue with depositing these types of funds. Mr. Grillo stated that that are looking into Century Bank and GFA in Gardner. Attorney Zuretti stated that Century Bank is not accepting funds from marijuana retail establishments and asked if Mutual One has made an affirmative statement that, it will receive deposits from adult use marijuana establishments.

Attorney Zuretti questioned how Andromeda would be marketing its product, whether the product would be in an open jar or prepackaged. Mr. Grillo stated that they have not decided or determine what the best way to market its product will be.

Attorney Zuretti questioned Andromeda how familiar they are with the local by-laws.

Attorney Zuretti questioned how Andromeda would be accepting funds from customers. Mr. Sacco stated that they would be utilizing Leaf Bit.

Attorney Zuretti requested information about the source of product that Andromeda would be selling. Mr. Sacco responded that they have been looking into an organization in Fitchburg.

Attorney Zuretti questioned when Andromeda was looking to start selling its products. Mr. Grillo stated that they would be looking at opening for third quarter of 2019. Once they have passed Framingham, they will start renovations while they work with the CCC. Attorney Zuretti noted that by General Bylaw, Framingham only has six opportunities for Host Community Agreements for marijuana retail establishments Mr. Kezer stated that applicants are responsible for “nailing down all of the unknowns” and “getting everything squared away.”

Closing

Mr. Kezer thanked Andromeda’s representatives 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.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN190001
Company Name	Patient Centric of Martha's Vineyard, LTD.
Date of MAT Meeting	January 24, 2019
Location of Meeting	Executive Conference Room
Property Location	85 Worcester Road
Type of Application	Marijuana Retail Establishment

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

Welcome and Introductions

In the absence of Thatcher W. Kezer, III, Amanda Loomis 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. Furthermore, that the MAT is a recommending body, that makes recommendations to the Mayor relative to Host Community Agreements (HCA).

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

Presentation of Patient Centric of Martha's Vineyard

Mr. Rose stated that Framingham is a very progressive city, which is why they have identified Framingham as the place to be for their business. Mr. Rose provide a brief description of his career in the management in the broadcasting industry and presented Patient Centric of Martha's Vineyard (PCMV). Mr. Rose stated that he would be utilizing his skills from his management career for the operations of PCMV.

Mr. Rudy provided a review of Acreage Holdings concept, which was originally established for the medical marijuana industry. Mr. Rudy stated that although they have shifted into the recreational adult use industry the focus remains on the patients.

Mr. Matthews is the security director for Acreage Holdings and has over 30 plus years, and is a retired Massachusetts State Police colonel. Mr. Matthews stated that he holds a high standard of excellence and recognizes that his representation and the representation of Framingham needs to be well represented.

Mr. Rudy stated that Acreage Holdings operates in 19 states within the United States. PCMV has contracted with Acreage Holdings to rely on their backing and their proven track record for success. Acreage Holdings will be aiding PCMV during the inspections and permitting process, once the community provides an HCA, Acreage Holdings will remain involved. PCMV will have access to the resources that Acreage Holdings has to offer, which is how PCMV will get its business up and running, as well as opened.

Marijuana Advisory Team (MAT) Review

Mr. Kezer then joined the meeting to welcome PCMV and to open the meeting for MAT comments and questions.

Officer Strange requested clarification regarding PCMV's traffic management plan at the proposed location known as 85 Worcester Road. Officer Strange requested further clarification regarding the off-street parking lot that appears to be shared with other users and structures and questioned if PCMV would have their own designated off-street parking spaces or would it be a free for all. Officer Strange further questioned if medical marijuana patients would have designated off-street parking spaces associated with the use.

In reply, Mr. Rudy stated that the use would have access to 16 off-street parking spaces and that PCMV can "work with" Ken's Steakhouse to share the 104 off-street parking spaces that exist between the two structures. Mr. Rudy stated that the proposed use and the site identified would not result in traffic backing up onto Route 9 (Worcester Road).

Attorney Romano stated that if there was an issue with a lack of off-street parking employees of PCMV can park off-site. Mr. Matthews reviewed the two plans provided to the MAT, which included Plan A and Plan B attached hereto.

Officer Strange asked if PCMV has a traffic mitigation plan in places that will take into consideration traffic associated with the holiday seasons as the Golden Triangle area of Route 9 (Worcester Road), Ring Road (around Shoppers World), and Cochituate Road are extremely busy during the holidays. Officer Strange questioned if PCMV would be hiring a parking lot attendant.

Ms. Rutenberg answered that PCMV would be reviewing this and will provide a parking lot attendant as needed. Mr. Rudy stated that PCMV would be working with the City and the Framingham Police Department on this, adding that PCMV would rather be overstaffed and will be rehearsing the opening prior to the official opening.

Officer Strange requested clarification as to how PCMV would prevent diversion of the product and if the parking lot attendant would be able to direct patrons in and out of the parking spaces. Officer Strange stated that PCMV would need to have a plan for people leaving the facility, and to prevent customers from distributing or using marijuana products in the parking lot.

Officer Strange stated that PCMV should have a plan for customers that access the site via public transportation. Officer Strange questioned how PCMV would manage these people while they wait 20 minutes for the next bus to come back.

Officer Strange requested clarification regarding product delivery. Mr. Matthews stated that the delivery of products would be one of the most highly controlled parts of PCMV's operations. Mr. Matthews stated further that PCMV would be utilizing a third party vendor for the purposes of product delivery. Deliveries will be spaced out for better control. Mr. Matthews stated that deliveries would be received in the rear of the structure, which will have a 360-degree camera watching the area and delivery operations at all times. Mr. Matthews further stated that the delivery vehicles will be equipped with cameras and GPS so they know where the vehicle is at all times. Mr. Rudy added that the delivery vehicles are outfitted with the highest level of security and that he has not ever seen anything like it. Mr. Matthews stated that deliveries would never happen during hours of operation.

Officer Strange questioned if PCMV would have access to more than one van. Mr. Matthews stated that there was more than one van, and requested that PCMV have protocols and procedures in place that will manage a delivery van in the event of a breakdown. Officer Strange also recommended that PCMV look into local tow companies, which could hold the vehicle in a secure location. Attorney Romano stated that PCMV would have an expedited agreement with a tow company in case something happens within Framingham.

Officer Strange requested clarification regarding pedestrian access to the site. Officer Strange stated that PCMV should put something in place relative to pedestrian access since Route 9 (Worcester Road) is tough to navigate.

Officer Strange questioned if PCMV has a snow removal plan, a fire evacuation plan, and a lockdown in place or shelter in place plan.

Officer Strange requested information regarding PCMV's cameras and lighting. Officer Strange requested that cameras located within the store be located at different heights. Officer Strange further requested that a camera be located at the point of sales on the counter to allow for a different vantage point.

Officer Strange requested that the Police Department's detective who works on computer cybercrimes be able to review the security system's software and security system to ensure that PCMV complies with the Police Department and the District Attorney Office. Attorney Romano stated that PCMV would be doing what other communities are doing, which is to create direct access to the internal camera system.

Mr. Tusino questioned what was located on the second floor of the structure and whether Tufts Medical would be staying in its location at 85 Worcester Road. Mr. Rudy stated that Tufts Medical is staying in place. PCMV has a separate entrance and staircase. Mr. Rudy stated that there are two sets of stairways. Mr. Tusino stated that as part of the procedure, PCMV would be required to go to the Planning Board for Minor Site Plan Review.

Chief Hicks requested that PCMV consider emergency access for emergency vehicles to ensure access to the structure. Mr. Rudy stated that a parking lot attendant might be the best option. Chief Hicks stated that the Fire Department wants to work with the businesses to be good partners.

Ms. Williams requested information relative to shared space and common area. Ms. Williams questioned if PCMV would have any open products. Ms. Williams stated that odor would be considered a nuisance, which is enforceable by the Health Department.

Ms. Williams asked if PCMV would be a Registered Marijuana Dispensary (RMD) and/or a recreational adult use store. Ms. Rutenberg stated that the store would be for recreational adult use and that the products would be prepackaged. Attorney Romano stated that there would be some products available for viewing by the customers, which will be located in a vented space. Mr. Rudy stated that any open product would be enclosed in a sealed glass case.

Attorney Zuretti presented a series of questions focused on site control, banking, and the place of origin of the products.

Attorney Zuretti requested clarification regarding site control and the negotiations of a lease. Mr. Rudy stated that PCMV has a lease agreement.

Attorney Zuretti questioned where MCPV is banked. Mr. Rose stated that PCMV is banked out of Century Bank for its medical marijuana business Ms. Rutenberg stated that PCMV is "looking into" a bank on the south shore known as Blue Shores and GFA in Gardener who is prioritizing existing accounts.

Attorney Zuretti requested clarification regarding PCMV and Acreage Holdings relationship. Specifically, is Acreage Holdings consulting or the owner of PCMV? Mr. Rose stated that he is the sole owner of PCMV and that Acreage Holdings is purely consultative.

Attorney Zuretti requested clarification regarding the source of PCMV's products. Mr. Rudy stated that Acreage Holdings would be one of the vendors supplying to PCMV. Attorney Romano stated that he has many clients moving through the CCC process and will be able to connect his clients in the near future.

Ms. Loomis stated that prior to the operation of marijuana retail establishment in Framingham PCMV would need to go through Minor Site Plan Review with the Planning Board. Ms. Loomis requested information relative to CCC have required community meeting. PCMV stated that the community meeting is scheduled for next week at the Sheraton Hotel.

Mr. Kezer presented the three percent impact fee and questioned if PCMV had any questions and/or concerns. PCMV stated that they did not have any concerns regarding the three percent impact fee. Mr. Rudy stated that if Mr. Rose becomes a license holder, Acreage Holdings would be behind him to back him up. Any money issues with PCMV and Acreage Holdings will be behind PCMV as well. Attorney Romano provided a review of local hiring, in that PCMV will be looking to hire a diverse workforce.

Attorney Zuretti requested information regarding hiring. Attorney Romano stated that PCMV would be holding a local job fair. Attorney Zuretti requested clarification regarding employee training and how PCMV would be encouraging local employment. Mr. Rudy stated that they would like to keep things local; PCMV cannot run these kinds of businesses if you are not local. Ms. Hall stated that Acreage Holdings is about keeping things local, noting that in their Worcester location they prioritize bi-lingual employees.

Mr. Kezer questioned if they have experience working with the local community. Ms. Rutenberg stated that Acreage Holdings has local roots with national expertise. They have learned a lot of lessons, so they know what works and what does not.

Mr. Kezer stated that the MAT has more applicants than we have licenses. Mr. Kezer stated that Framingham has not decided if we will go to all six at this time. The Mayor is going to rely on the checklist being complete; therefore, right now the MAT has to start making decisions.

Closing

Mr. Kezer thanked PCMV 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.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN190002
Company Name	AJK Investments Inc.
Date of MAT Meeting	January 24, 2019
Location of Meeting	Executive Conference Room
Property Location	275-277 Worcester Road
Type of Application	Registered Marijuana Dispensary (RMD)

Attendance	
AKJ Investments Inc.	<ul style="list-style-type: none"> • Jack Patel, President • Jemin Patel
MAT	<ul style="list-style-type: none"> • Thatcher W. Kezer III, COO, Chair • Robin Williams, Department of Public Health • Chief Joseph Hicks, Fire Department • Jacquetta Van Zandt, Senior Advisory to the Mayor • Michael Tusino, Building Commissioner, Department of Inspectional Services • 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 AKJ Investments Inc.

Jack Patel provided an overview of the site located at 275 Worcester Road and explained that AJK Investments intends to use approximately 3,000sf of the existing structure for its RMD marijuana establishment and 22 off-street parking spaces. Jack Patel stated that the business would commence with appointment-only sales for the first few months of operation, which would allow them to control the number of trips to the site.

Jack Patel stated that he has a Host Community Agreement (HCA) with Brockton for its retail marijuana establishment and that he is serving as an advisor for Jemin Patel to help him start his business. Jemin Patel stated that he would be utilizing a co-op model for his business, which would partner with the location in Brockton if that moves forward.

Jack Patel stated that security would be provided by 5 Point Management Team who works with the FBI and ex-Marines. Jack Patel reviewed the interior layout at 275 Worcester Road, noting that both he and Jemin Patel were experienced small business owners in the retail liquor for the past 20 years.

Jack Patel provided a review of AKJ Investment's marijuana diversion plan and stated that deliveries would take place during off hours to prevent delivery and customer interactions. Jack Patel stated that the store would operate based on the hours allowed by the City.

Jack Patel stated that for hiring they would have a job fair and emphasize diversity.

Jemin Patel reviewed the impacts of the marijuana industry on Colorado.

Marijuana Advisory Team (MAT) Review

Seeking further information regarding Mr. Patel's statement that the business would operate by appointment only, Officer Strange questioned if there would be a parking lot attendant. Jemin Patel stated that they could use a parking lot attendant or could be dependent upon the Police Department. Officer Strange questioned if AKJ Investments would be hiring a parking lot attendant. Jemin Patel stated yes.

Officer Strange requested a public transportation plan that would include information relative to how people that utilize public transportation will be managed on-site, and offered the observation that because there is a residential neighborhood behind 275 Worcester Road and that the Police Department gets complaints about speeding and people cutting through all of the time on these side roads. The Police Department would request that AKJ Investments direct people to utilize Route 9 (Worcester Road) to access the site.

Officer Strange requested clarification regarding product delivery. Jemin Patel stated that they would be utilizing a third party facility in Fall River. Officer Strange questioned if the third party delivery service has a plan to manage breakdowns and a procedure in place.

Officer Strange requested clarification regarding pedestrian access and what AKJ Investment's plan was for people who plan to walk to the store.

Officer Strange requested a snow removal plan, an emergency plan, a lockdown or shelter in place plan. Officer Strange noted that Route 9 (Worcester Road) and Route 126 (Concord Street) intersection is known to flood.

Officer Strange requested that the Police Department's detective have access to the business's computer server prior to opening to ensure compliance with Framingham Police Department and the District Attorney Office requirements.

Mr. Tusino requested clarification regarding the area of the structure that is being leased. Jemin Patel stated that they would only be leasing a portion of the entire structure and that the owner would still be operating a furniture store out of the other side.

Chief Hicks requested information about the interior build-out of the structure.

Ms. Williams asked how AKJ Investments would manage odor. AKJ Investments responded that the future use located in the structure is uncertain and the space may be vacant in the future. Ms. Williams questioned if the products would be prepackaged. AKJ Investments responded that there are two options, one option is to have the product prepackaged and the other option is for it to be unpackaged.

Ms. Williams questions if the use proposed by AKJ Investments was intended to be an RDM or recreational adult use. Jemin Patel stated that they were only interested in recreational adult use. Ms. Williams stated that the Health Department has its own regulations, which would need to be complied with.

Mr. Tusino stated that the MAT Application submitted by AKJ Investments was for RMD operations. Attorney Zuretti confirmed that the MAT Application was for an RMD and not recreational adult use sales. Jemin Patel stated that he thought RMD was the recreational adult use option. Attorney Zuretti provided clarification to AKJ Investments regarding the differences between recreational adult use and an RMD.

Attorney Zuretti questioned if AKJ Investments was banked. Jemin Patel stated that AKJ Investments was trying to figure this out now. Jemin Patel added that they are trying to figure out which establishment is most convenient.

Ms. Loomis stated that the project would require Minor Site Plan Review from the Planning Board. Ms. Loomis stated that parking on Route 9 (Worcester Road) would not be allowed. Ms. Loomis questioned about AKJ Investments hosting a community meeting.

Mr. Kezer presented the proposed three percent tax as impact fee, noting that the impact fee is the standard. Mr. Kezer questioned if AKJ Investments had any questions or comments regarding the three percent impact fee. Both Jack and Jemin Patel stated that they were fine with the three percent impact fee.

Closing

Mr. Kezer stated that the MAT process is highly competitive and stressed the importance of getting your information nailed down relative to plans and/or procedures.

Mr. Kezer thanked AJK Investments 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.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN190003
Company Name	Innovative Flower, LLC
Date of MAT Meeting	February 6, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Innovative Flower, LLC	<ul style="list-style-type: none"> Attorney Paul Galvani, Gordon Lewis, Innovative Flower, LLC Brad Francis, CROP Scott Durst, CROP
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin Williams, Department of Public Health Dana Haagensen, Fire Department Officer Keith Strange, Police Department Mary Ellen Kelley, CFO Jacquetta Van Zandt, Senior Policy Advisor, Mayor's Office Michael Tusino, Building Commissioner, Department of Inspectional Services 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 Innovative Flower

Attorney Galvani provided a brief review of the property at 655 Cochituate Road, previous permitting activity, and the existing conditions of the property. Attorney Galvani stated that the

property presently has three structures, and that Central Pools purchased the site back in 2010. Central Pools is still operating at the structure in the front of the lot but is presently reconstructing the rear structure, which they will be moving into and then razing the front structure.

Attorney Galvani reviewed the renovations to the site approved by the Planning Board, the Zoning Board of Appeals, and the Conservation Commission. Since the time of permitting the owner has considered several different uses such as a carwash, a fast food establishment with a drive-thru and a tire shop with auto repair. It is understood that the property will need to go through additional permitting. Site improvements will be a substantial upgrade to what is presently there, which includes the construction/formalization of 61 off-street parking spaces, of which Central Pools does not need a lot of. It was noted that Central Pools does not have a high demand for off-street parking.

Mr. Lewis reviewed the proposed exterior and interior of the structure. It was highlighted that the new structure's interior would include an entrance for greeting, a market place where the products would be reviewed, and a check out area. There would be a total of six different market place booths all with the same products that can handle up to three customers at a time. While waiting to enter the market place, customers can wait in the main entrance lobby.

Mr. Lewis stated that Innovative Flower, LLC, d/b/a CROP ("CROP"), is a start-up company that is locally owned, has raised all the funding for the operations on their own, and wants to build a cannabis business in Massachusetts. The business includes professionals engaged in product development person and an engineer and has a focus on being a socially responsible company. CROP is developing a good management team and would like to place one retail, one manufacturing facility, and one cultivation license in Framingham. Mr. Lewis states that, ideally, CROP would like to manufacture in Framingham and sell its products statewide.

Mr. Lewis reviewed the resumes of the team. It was noted that Richard Noyes, Jessica Oliver, and Jeff Mcelroy were not present but provided an overview of participation in the organization.

Mr. Francis stated that although they were trying to create a fun experience CROP wanted to ensure that the company was in full compliance with security. To ensure compliance with security measures, CROP will conduct regular checks, risk assessments, use of secret shoppers, quality assurance reviews, and measures to prevent diversion. Relative to diversion, CROP takes this very seriously and wants to ensure that their products do not get into the wrong hands. CROP is intended to be a high-end brand, and prices will reflect this as well.

Mr. Lewis stated that the minimum wages would be set at \$17.75 per hour, with nine paid holidays, 401K, and equity in the business. CROP's focus is on employees first, customers second, and investors third.

Mr. Lewis provided a review of CROP's diversity and inclusion plan. CROP's goal is to "look like Framingham and remain looking like Framingham." There will be a commitment to the community, both globally and locally. CROP is thinking about additions such as the use of alternative energy and sustainable packaging with the focus on a minimal use of plastics. There is also a focus on hiring locally with a preference to Framingham. CROP will be providing each employee with four hours for volunteer time.

Mr. Lewis stated that CROP has a corporate mission that include support to efforts to help resolve worldwide childhood hunger, which he believes could be solved with \$32 billion. Since this is an effort that CROP believes in, they will be providing \$50,000 per year to help fight hunger in Framingham.

Mr. Lewis stated that the plan is to open in March of 2020, since there is a lot of work that needs to be done to the site. It is believed that all of their competitors will be open by that time. CROP will be conducting a soft opening prior to opening to review their opening plan. For the first few months, CROP will be overstaffing by 1.5 employees. There is presently a search for off-site parking and they will hire a police detail for as long as needed.

Mr. Lewis reviewed the supply plan, noting that CROP is intending to be vertically integrated but will not start out that way. CROP is working to establish relationships with local vendors. Mr. Lewis stated that CROP plans to hire 17 specialized jobs for manufacturing and 12 trade jobs that will work on the cultivation side of the company.

Members of the CROP team reviewed the timeline relative to opening, which included the securing of the structure on December 21, 2018, hosting of a community outreach meeting on February 15, 2019, receiving final license from the CCC by February 14, 2020, and the launch of CROP on March 1, 2020.

CROP concluded its presentation by stating that they want to make a positive impact on Framingham. There is an opportunity for the company to work with Framingham relative to beautification and revitalization of Route 30 and the Speen Street Area. CROP provided a quick review of it should receive an invitation to negotiate an HCA.

Marijuana Advisory Team (MAT) Review

Mr. Kezer turned the meeting over to members of the MAT.

Mr. Tusino stated that the project would need to be reviewed by the Planning Board for Site Plan Review. Mr. Tusino requested that CROP check to ensure that the existing structure that was intended to be razed is not more than 75 years of age.

Officer Strange stated that he liked the idea of a parking lot attendant. Officer Strange stated that the Police Department has a detective that is assigned to computer crimes and would request that the Police Department have an opportunity to review CROP's computer system prior to opening to ensure compliance with the Police Department and the District Attorney

Office requirements. Mr. Lewis requested to meet to ensure that the system is in compliance. Mr. Francis noted that they have a proposal from Daft Co. in Saugus, MA for security.

Officer Strange requested clarification regarding the off-street parking lot design. Officer Strange questioned if there would be a plan for public transportation. Specifically, if the MWRTA drops off people, how will these people be managed on-site relative to pick-up and drop-off?

Officer Strange requested a review as to how the delivery of product would take place. Mr. Francis stated that they would be constructing an enclosed area that will include a privacy screen. The transportation of product will be outsourced to start, but that eventually CROP will be doing their own transport. Officer Strange requested that CROP have a plan in place for management of disabled vehicles and a relationship with a local tow company.

Officer Strange questioned if CROP would have a plan that will mitigate pedestrian traffic. Officer Strange further stated that there are already pedestrians who cross Cochituate Road.

Officer Strange requested information regarding emergency plans, fire drill, and lock down in place procedures.

Ms. Williams requested that the front structure be reviewed for asbestos prior to razing. Ms. Williams questioned if there would be food. Mr. Francis stated that in the waiting room there would be bottles of water, but no food. Mr. Francis also reviewed the division of the structure, which includes the front entrance/waiting room, the marketplace, and the payment area. Mr. Francis stated that no non-cannabis food would be sold.

Ms. Williams questioned if the facility would be adult-use only. CROP's representatives responded that it would be adult-use only. Ms. Williams reviewed the required Health Department regulations that would be required for CROP.

Ms. Kelley requested clarification regarding banking. CROP stated that they are presently utilizing cPort Credit Union in Maine, but have been talking with GFA Federal Credit Union in Gardner, Massachusetts. CROP stated that GFA has a policy that they will not open an account until they have a license. Ms. Kelley requested clarification regarding access to potential investors and how solid these investors were. Mr. Lewis stated that CROP is self-funded, with a series of investors based on licensing.

Mr. Haagensen requested clarification regarding the site layout, noting the structure in the rear and the off-street parking will be shared. Mr. Lewis noted that Central Pool does not require a lot of parking, but there will be a parking lot attendant that will manage the entire lot.

Mr. Haagensen stated that the security plan would need to be reviewed by the Police Department, but the Fire Department would request that a point of contact for the business be provided. This person should be able to get to the site within a reasonable amount of time in the event of an emergency. Mr. Francis stated that he would be relocating to Framingham and

would be serving as this person. Mr. Haagensen reviewed the structure and compliance with Massachusetts state law, noting the requirement that structures over 7,500sf be sprinkled. Mr. Francis stated that they would be adding a sprinkler system to the structure.

Attorney Zuretti requested clarification regarding site control. Mr. Francis stated that CROP has a binding LOI for the property and that they are already paying rent.

Attorney Zuretti requested clarification regarding banking, specifically what Seaport's role was in the company. Mr. Francis stated that cPort Credit Union in Maine was for just the buildout of the space. Mr. Francis stated that they can go through that bank but it is a long drive and is looking for a local bank.

Attorney Zuretti questioned if CROP was applying for retail and manufacturing. Mr. Francis stated that initially the plan was to do both at the same time; however, it is hard to find manufacturing space in Framingham. Attorney Zuretti noted that there are a limited number of marijuana retail establishment HCAs available with Framingham, but manufacturing HCAs are not limited. Mr. Francis stated that they were looking for a Tier Four space, and have been in discussions with Rob Lally and Commonwealth Farm.

Ms. Loomis reviewed the previous permits associated with the project and the need for updated site plans if any of the previous permits have expired.

Ms. Van Zandt questioned if CROP would be providing paid maternity and paternity leave. Mr. Francis stated that dad would be included. Ms. Van Zandt requested clarification regarding recruitment. Mr. Francis and Mr. Lewis stated that they would be attending job fairs and hosting their own. Ms. Van Zandt stated that she wanted to ensure that CROP reflects Framingham's diversity in its workforce. Ms. Van Zandt stated that CROP should include people that speak Spanish.

Attorney Zuretti requested clarification as to CROP would be able to legally hire as they presented and ensure diversity, and suggested that, given the large Portuguese-speaking population in Framingham that CROP consider hiring Portuguese-speaking employees.

Mr. Kezer presented the up to three present impact fee to CROP and asked if they had any questions regarding this. Mr. Lewis stated that they did not have any issues and would just hope that money would be spread around. Mr. Francis stated that they understood the impact fee and want to pay their fair share.

Closing

Mr. Kezer thanked Innovative Flower 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.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180004
Company Name	NewCann Group, LLC ("NewCann")
Date of MAT Meeting	February 20, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
NewCann	<ul style="list-style-type: none">• Beth Goldstein• Judith Leary• Jack Madigan• David Rabinovitz
MAT	<ul style="list-style-type: none">• Thatcher W. Kezer III, COO, Chair• Robin Williams, Department of Public Health• Dana Haagensen, Fire Department• Jacquetta Van Zandt, Senior Advisory to the Mayor• Michael Tusino, Building Commissioner, Department of Inspectional Services• Amanda Loomis, Planning Board Administrator
Legal Counsel	<ul style="list-style-type: none">• Amanda Zuretti, Esq., Petrini & Associates, P.C.

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 NewCann Group

Mr. Rabinovitz provided a review of the property located at 1094 Worcester Road, stating that it is a prime location for NewCann. Mr. Rabinovitz stated that NewCann is looking for a retail-only license.

Mr. Rabinovitz provided a review of NewCann’s commitment to engaging local suppliers and hiring locally. Mr. Rabinovitz stated that NewCann will first seek to hire people from the NewCann neighborhood and the City of Framingham, and then will open positions to a larger group. NewCann also intends support social equity and economic empowerment candidates. Mr. Rabinovitz stated that NewCann wants to have a positive impact on the community and will focus on community concerns.

Mr. Rabinovitz stated that NewCann would be host community outreach meetings to keep the neighborhood informed in advance of NewCann starting its operations at 1094 Worcester Road.

Ms. Leary stated that NewCann looked at 13 locations within the City of Framingham and talked with people before choosing 1094 Worcester Road. NewCann’s concerns included traffic congestion and not wanting to be located within a neighborhood. Ms. Leary stated that NewCann wants to be a good neighbor, but did not want to rely on Route 9 (Worcester Road) for sole access to the location. Furthermore, NewCann did not want to be located in the Golden Triangle due to crowding of marijuana facilities nor along Route 126 due to flooding. The site also needed to have enough off-street parking.

Ms. Leary stated that the property at 1094 Worcester Road has approximately 76 off-street parking spaces and that another plus of 1094 Worcester Road was that the unit was ADA-compliant since it was previously used as a medical building. The property has easy access to Route 9 (Worcester Road) and from Winter Street.

Ms. Leary stated that the hours of operation for the 1094 Worcester Road would be Sunday from 10:00 a.m. to 8:00 p.m., and Monday through Saturday from 10:00 a.m. to 10:00 p.m.

Mr. Madigan reviewed NewCann’s proposed customer experience. NewCann will be offering an online ordering application (“app”) that will let customers order directly from the store. If the customer has utilized the online order app, then when they arrive to pick-up their order they will be directed to a priority line. Mr. Madigan reviewed retail operations, noting that all visitors to the store will be required to have their identification checked prior to entering and again at checkout.

Mr. Madigan presented NewCann’s comprehensive security and technology systems explaining that product deliveries would be scheduled randomly before the store opens.

Mr. Rabinovitz stated that for all parts of the Framingham regulations that deal with impacts on the community, NewCann would seek to support the Natick Together for Youth and Opioid Overdose and Expungement Clinic (Erase Your Criminal Record).

Ms. Goldstein stated that her participation in the organization is focused on developing the NewCann business but also helping others develop their own business through a business incubator. The goal of the incubator provided by NewCann is to help individuals be part of the supply chain and build their own businesses.

Mr. Rabinovitz stated that NewCann has been in communications with Safe Harbor (in Colorado) regarding banking. Regarding point of sale, NewCann is looking into the Green Bits POS System. NewCann will also be looking to partner with DCRM Solution out of Princeton, MA relative to security.

The NewCann team noted that they did not have direct experience in the marijuana industry but would be hiring consultants to help them learn more about the marijuana industry.

Marijuana Advisory Team (MAT) Review

Mr. Tusino stated that he did not have any major questions at this time, but he was curious regarding the existing site and what was presently located there.

Mr. Haagensen questioned if there would be any renovations being done to the space that is being leased by NewCann? Mr. Rabinovitz stated that the exam rooms would be utilized by the incubator space. There will be some buildout, which will be predominately interior.

Ms. Williams questioned if the unit would be sharing HVAC units and required that odors be controlled. Ms. Williams stated that the Health Department has their own regulations that NewCann will need to comply with. Ms. Williams noted that prior to any interior work, NewCann should check for the presence of asbestos.

Ms. Williams questioned about the sale of products and whether they would be doing recreational adult use vs. a Registered Marijuana Dispensary (RMD). Mr. Rabinovitz stated that they would only be doing recreational adult use, but would be providing a discount to medical patients. Ms. Williams stated that there are two separate sets of regulations relative to the sales of marijuana. Mr. Rabinovitz stated that NewCann would only be selling recreational adult use marijuana.

Attorney Zuretti provided a review of the questions that she would be asking, which included legal issues, topics site control, banking, experience in the industry explaining that the MAT has requested that people show that they have an established relationship with a financial institution before moving forward in the MAT process.

Attorney Zuretti also requested clarification regarding site control for the property at 1094 Worcester Road. Mr. Rabinovitz stated that NewCann has a letter of intent to rent with an option to purchase. Mr. Rabinovitz stated that at 5:15 p.m. this afternoon, Rob Harrington will be sitting down to review the lease. NewCann has been paying the doctors that own the space to hold it for NewCann.

Attorney Zuretti requested clarification regarding how much hands-on experience NewCann has running a retail cannabis business. Mr. Rabinovitz stated that he and the present NewCann team have zero direct experience in actual marijuana retail industry but that NewCann will be utilizing a consultant to get the business up and running. Attorney Zuretti questioned how NewCann would be able to train staff if those present did have experience in the industry. Mr.

Rabinovitz stated that NewCann will have a longer ramp time to get the business up and running by feels confident they will be able to find people.

Attorney Zuretti presented a series of questions typically asked by the Police Department, in the absence of Officer Strange. Attorney Zuretti questioned how NewCann would manage security at the facility. Attorney Zuretti stated that the Police Department requests that camera placement be at the counter level and not just at the ceiling. The Police Department has a detective that is reasonable for data security. Attorney Zuretti requested that the Police Department be able to take a look at the servers to ensure that the system is compliant with the Police Department and the District Attorney Office requirements.

Attorney Zuretti requested clarification regarding the transportation of product to the site. Mr. Madigan stated that the product would enter through the front door during off hours prior the opening of the establishment. Attorney Zuretti questioned how product would get to the site? Mr. Madigan stated that NewCann would be working with third parties to transport product. Mr. Rabinovitz referenced a speech that Thatcher gave regarding vehicles being disabled on Framingham Streets.

Attorney Zuretti stated that the Police Department would be looking for a security plan that includes drills for lockdown and emergency events and questioned how NewCann would ensure that waste product be disposed of properly. Mr. Madigan stated that everything that comes in must go out and be accounted for. Attorney Zuretti further questioned how NewCann will be disposing of waste from the facility.

Attorney Zuretti requested clarification regarding parking controls and how will NewCann control the parking lot? Mr. Rabinovitz stated that NewCann will have 2-3 parking lot attendants that will be aiding people and will push people to the side of the structure and away from the other businesses.

Ms. Loomis state that the project would require Minor Site Plan Review for the site from the Planning Board.

Ms. Van Zandt requested clarification regarding NewCann's diversity plan. Ms. Van Zandt questioned if the NewCann is a women-owned business and how will NewCann create a diverse work environment. Mr. Rabinovitz stated that NewCann will be looking to hire social equity applicants. Ms. Van Zandt stated that the provided information notes that NewCann will recruit of local hires how will this be achieved? Mr. Rabinovitz stated that Mass Powerment out of Somerville, a Social Equity Program, and discussions with Maggie Kinsella.

Mr. Kezer presented the three present impact fee to NewCann, stating that it is the industry standard. Mr. Kezer questioned NewCann if they has any questions and/or comments relative to the three percent impact fee. Mr. Rabinovitz stated that NewCann has no concerns or issues with the fee and then referenced Natick's process.

Mr. Madigan questions if the entire MAT has access to the security plan provided by NewCann.

Mr. Rabinovitz questioned if there was any additional information that the MAT wanted or needed. Mr. Kezer stated that the MAT would need a floor plan and a camera placement plan that has view of the cameras.

Closing

Mr. Kezer thanked NewCann 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.

The meeting concluded at 12:33pm.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)

Appendix C – MAT Letters of Recommendation to the Mayor

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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: CAN180004 – Caregive Patient Connection, MAT Recommendation
Date: February 28, 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 CAN180004, Caregiver Patient Connection, Inc. (“CPC”), which seeks a license from the Cannabis Control Commission (CCC) to operate a Marijuana Cultivation/Production Establishment at 60 and 61 Tripp Street, Framingham, MA.

Applicant Information

Application Number	CAN180004
Applicant Name	Caregiver Patient Connection, Inc.
Type of MAT Application	Marijuana Cultivator and Marijuana Product Manufacturer
Date of MAT Meeting	December 20, 2018
Proposed Location	60 and 61 Tripp Street
Property Information	The property is located in a General Manufacturing (M) District, which has been confirmed
Property Ownership	CPC has an executed Lease Agreement with the owner

MAT Procedures

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

On December 20, 2018, the MAT met with representatives from CPC in the Blumer Room at City Hall. During the MAT meeting, CPC’s representatives, Attorney Philip Jack of Wise and Jack LLC, Attorneys at Law; Michael Staiti, Caregiver Patient Connection, Inc.; Dean Iandoli, President of Caregiver Patient Connection, Inc.; Ron L’Ecuyer, Caregiver Patient Connection, Inc.’s Security consultant; and Catherine Trifilo, Treasurer of Caregiver Patient

Connection, Inc. presented information regarding CPC's organization and its proposed business operations. Attached is a copy of the MAT Meeting Minutes for your reference.

On January 9, 2019, the MAT met as a group to review CPC's MAT application. After discussion, the MAT voted (seven 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 CPC to be considered for the negotiation of a HCA with the City for an adult use Marijuana Cultivation/Processing Establishment to be located at 60 and 61 Tripp Street. Such additional information requested included:

1. A copy of a fully executed Notice of Lease for 60 and 61 Tripp Street, Framingham, MA;
2. Account information indicating that you have opened an account for your marijuana establishment with GFA Credit Union, and a letter from the credit union affirming acknowledging that the credit union will receive funds for your marijuana establishment in Framingham; and
3. The sign-in sheet from your January 26, 2019 Community Outreach meeting.

On January 26, 2019, at 10:30am, CPC held its Community Outreach meeting at the 61C Tripp Street, Framingham, MA 01702.

On February 28, 2019, the MAT reviewed the newly received information provided by CPC at the request of the MAT. At such time the MAT voted (seven 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 the City for an Marijuana Cultivation/Processing Establishment to be located at 60 and 61 Tripp Street.

MAT Recommendation and Qualifications for Recommendation

The MAT's recommendation is based upon the information submitted by CPC in its MAT Application, at the December 20, 2019 MAT meeting, in addition to the information submitted as requested by the MAT. The MAT finds that CPC has demonstrated the following favorable criteria:

1. The proposed Marijuana Cultivation/Processing Establishment at 60 and 61 Tripp Street is located within the General Manufacturing (M) Zoning District identified in the Framingham Zoning By-Laws;
2. Commitment to Framingham through its intent to lease 60 and 61 Tripp Street as set forth in the Lease Agreement dated January 31, 2019;
3. Experience in the Massachusetts industry through its operations in Barre and Fitchburg, 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 adult use Marijuana Cultivation/Production Establishment with Gardner Federal Credit Union.

Conclusion

It is the MAT's opinion that CPC is represented by capable professionals with expertise in the Massachusetts marijuana industry with locations in Barre and Fitchburg. Accordingly, the MAT recommends that CPC be invited to negotiate an HCA with the City for a Marijuana Cultivation/Production Establishment to be located at 60 and 61 Tripp Street.

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, December 20, 2019
- Letter from the MAT, Re: Request for Supplemental Information – Marijuana Retail Establishment, Caregiver Patient Connection, Inc. – 60 and 61 Tripp Street, Framingham, MA



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

March 5, 2019

By Electronic Mail and First-Class Mail
Caregiver Patient Connection
910 Boston Post Road, Suite 310
Marlboro, MA 01752
Attn.: Michael Staiti

Re: Invitation to Negotiate Host Community Agreement for Marijuana Cultivator/Marijuana Product Manufacturer with City of Framingham, Massachusetts

Dear Mr. Staiti,

I am pleased to invite Caregiver Patient Connection, Inc. ("CPC") to enter into negotiations for a Host Community Agreement with the City of Framingham, Massachusetts ("City") for CPC's Marijuana Cultivator/Marijuana Product Manufacturer Establishment to be located at 60 and 61 Tripp Street, Framingham, Massachusetts.

This invitation is made following the recommendation of the City's Marijuana Advisory Team (MAT). The MAT voted 7-0-0, on February 27, 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 CPC to Framingham.

Sincerely,

A handwritten signature in blue ink that reads "Yvonne M. Spicer".

Dr. Yvonne M. Spicer, Mayor

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



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: CAN180006 – Union Twist, Inc. MAT Recommendation
Date: January 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 CAN190006, Union Twist, Inc. ("Union Twist"), which seeks a license from the Cannabis Control Commission to operate an adult use, i.e., non-medical, Marijuana Retail Establishment at 630 Worcester Road, Framingham, MA.

Applicant Information

Application Number	CAN180006
Applicant Name	Union Twist, Inc.
Type of MAT Application	Marijuana Retail Establishment
Date of MAT Meeting	January 2, 2019
Proposed Location	630 Worcester Road, Framingham
Property Information	Located in the Marijuana Retail Establishment Overlay District Confirmed
Property Ownership	Union Twist has an executed Purchase and Sale Agreement with the owner

MAT Procedures

On December 11, 2018, MAT received an application from Union Twist through the City's internet portal. The MAT Application was reviewed on December 18, 2018 and deemed incomplete. Union Twist promptly submitted the required information and the MAT Application was deemed complete on December 21, 2018.

On January 2, 2019, the MAT met with representatives from Union Twist in the Executive Conference Room at City Hall. During the MAT meeting, Union Twist's representatives, [Amy McNamee, Union Twist; Marie St. Fleur, J.D., Union Twist; Michael Ross, Prince Lobel; and Kate Crowther, Norus; and Daniel Ross, Prince Lobel) presented information regarding Union Twist's

organization and its proposed business operations. The MAT posed questions and provided comments to Union Twist's representatives regarding the City's Board of Health operating permit requirements and the need for Minor Site Plan review by the Planning Board.

On January 7, 2019, at 6:00 p.m., Union Twist held its Community Outreach meeting at the Framingham Library at 49 Lexington Street, Framingham, MA 01702.

On January 9, 2019, the MAT met as a group to review Union Twist's MAT application. After discussion, the MAT voted (seven in favor, zero in opposition, with Amanda Zuretti, Esq., as designee of the City Solicitor, abstaining) to make a recommendation to you that Union Twist be invited to negotiate an HCA with the City for an adult use Marijuana Retail Establishment to be located at 630 Worcester Road.

MAT Recommendation and Qualifications for Recommendation

The MAT's recommendation is based upon the information submitted by Union Twist in its MAT Application and at the January 9, 2019 MAT meeting. The MAT finds that Union Twist has demonstrated the following favorable criteria:

1. The proposed Marijuana Retail Establishment at 630 Worcester Road is located within the Marijuana Retail Establishment Overlay District identified in the Framingham Zoning Bylaws;
2. Commitment to Framingham through its intent to purchase 630 Worcester Road as set forth in the Purchase and Sale Agreement dated January 3, 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 Retail Establishment with GFA Credit Union, 229 Parker Street and Gardner, MA 01440.

Union Twist's application for Minor Site Plan review will be heard by the Planning Board on January 24, 2019.

Conclusion

It is the MAT's opinion that Union Twist is represented by capable professionals with expertise in law enforcement, security and with Massachusetts marijuana industry. Accordingly, the MAT recommends that Union Twist be invited to negotiate an HCA with the City for an adult use Marijuana Retail Establishment to be located at 630 Worcester Road, contingent upon the completion of the Planning Board's Minor Site Plan review.

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



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: CAN180008 – Temescal Wellness, MAT Recommendation
Date: February 9, 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 CAN180008, Temescal Wellness of Massachusetts (“Temescal”), which seeks a license from the Cannabis Control Commission (CCC) to operate an adult use, i.e., non-medical, Marijuana Retail Establishment at 665 Cochituate Road, Framingham, MA.

Applicant Information

Application Number	CAN180008
Applicant Name	Temescal Wellness, Inc.
Type of MAT Application	Marijuana Retail Establishment
Date of MAT Meeting	December 17, 2018
Proposed Location	665 Cochituate Road, Framingham
Property Information	Located in the Marijuana Retail Establishment Overlay District Confirmed
Property Ownership	Temescal has an executed Lease Agreement with the owner

MAT Procedures

On November 19, 2018, MAT received an application from Temescal, which was delivered by hand to the Mayor’s Office. On November 21, 2018, the MAT Application was located to the City’s MAT Application portal. The MAT Application was reviewed on December 12, 2018, and deemed complete.

On December 17, 2018, the MAT met with representatives from Temescal in the Executive Conference Room at City Hall. During the MAT meeting, Temescal’s representatives, Attorney James Hanrahan, Bowditch & Dewey; Ted Rebholz, Temescal Wellness; and Julia Germaine, Temescal Wellness, presented information regarding Temescal’s organization and its proposed business operations. The MAT posed questions and provided comments to Temescal’s

representatives regarding the City's Board of Health operating permit requirements and the need for Minor Site Plan review by the Planning Board.

On November 28, 2018, at 4:00pm, Temescal held its Community Outreach meeting at the Framingham Elks Lodge, Framingham, MA 01702.

On January 9, 2019, the MAT met as a group to review Temescal's MAT application. After discussion, the MAT voted (seven in favor, zero in opposition, with Amanda Zuretti, Esq., as designee of the City Solicitor, abstaining) to request additional information prior to the MAT invited to negotiate an HCA with the City for an adult use Marijuana Retail Establishment to be located at 655 Cochituate Road. Such additional information requested included:

1. Members of the MAT during the December 17, 2018 meeting, expressed concern that an increase in customer traffic at 665 Cochituate Road will require a better understanding of the logistics and safety of all vehicles. Therefore, the MAT requested that Temescal provide a plan showing how site access and egress will operate safely as required by the January 10, 2019 Planning Board Decision.
2. At the December 17, 2018 MAT meeting, Temescal stated that it had not yet opened an account with Century Bank to support its adult use, i.e., non-medical marijuana retail establishment. The MAT requested that Temescal provide evidence that Temescal has opened such an account with Century Bank or another banking institution that has affirmatively acknowledged that it will support Temescal's non-medical marijuana business.

On February 7, 2019, the MAT reviewed the newly received information provided by Temescal at the request of the MAT. At such time 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 the City for an adult use Marijuana Retail Establishment to be located at 655 Cochituate Road.

MAT Recommendation and Qualifications for Recommendation

The MAT's recommendation is based upon the information submitted by Temescal in its MAT Application, at the December 17, 2019 MAT meeting, in addition to the information submitted as requested by the MAT. The MAT finds that Temescal has demonstrated the following favorable criteria:

1. Commitment to Framingham through its opening of a RMD facility after being granted a letter of non-opposition by the Board of Selectmen;
2. The proposed Marijuana Retail Establishment at 665 Cochituate Road is located within the Marijuana Retail Establishment (MRE) Overlay District identified in the Framingham Zoning By-Laws;
3. Commitment to Framingham through its intent to lease 665 Cochituate Road as set forth in the Lease Agreement dated July 30, 2015;

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 Bay Coast Bank.

Temescal's application for Minor Site Plan was reviewed on December 20, 2018 and January 10, 2019. On January 10, 2019, the Planning Board granted approval.

Conclusion

It is the MAT's opinion that Temescal is represented by capable professionals with expertise in the Massachusetts marijuana industry with locations in Framingham, Hudson, Pittsfield, and Worcester. Accordingly, the MAT recommends that Temescal be invited to negotiate an HCA with the City for an adult use Marijuana Retail Establishment to be located at 665 Cochituate Road.

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

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
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mayor@framinghamma.gov
www.framinghamma.gov

February 11, 2019

By Electronic Mail and First-Class Mail
Bowditch & Dewey, LLP
200 Crossing Boulevard, Suite 300
Framingham, MA 01702
Attn.: James D. Hanrahan, Esq.

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

Dear Attorney Hanrahan,

I am pleased to invite Temescal Wellness of Massachusetts (“Temescal”) to enter into negotiations for a Host Community Agreement with City of Framingham, Massachusetts (“City”) for Temescal’s Marijuana Retail Establishment to be located at 665 Cochituate Road, Framingham, Massachusetts.

This invitation is made following the recommendation of the City’s Marijuana Advisory Team (MAT), a copy of which is enclosed together with a proposed Host Community Agreement.

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 Temescal to Framingham.

Sincerely,



Yvonne M. Spicer
Mayor

Enc.

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



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: CAN180009 – Cultivate Holdings, LLC, MAT Recommendation
Date: March 8, 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 CAN180009, Cultivate Holdings, LLC (“Cultivate”), which seeks a license from the Cannabis Control Commission (CCC) to operate a Marijuana Retail Establishment and a Registered Marijuana Dispensary (“RMD”) at 250 Worcester Road, Framingham, MA.

Applicant Information

Application Number	CAN180009
Applicant Name	Cultivate Holdings, LLC
Type of MAT Application	Marijuana Retail Establishment and Registered Marijuana Dispensary
Date of MAT Meeting	December 18, 2018
Proposed Location	250 Worcester Road, 2 Pierce Street, and potentially 266 Worcester Road and 3 Pierce Street
Property Information	The property is located in the Marijuana Retail Establishment (MRE) Overlay District, which has been confirmed
Property Ownership	Cultivate has an executed a purchase and sales agreement for 250 Worcester Road and 2 Pierce Street, and is in consideration for a purchase and sales agreement for 266 Worcester Road and 3 Pierce Street

MAT Procedures

On November 26, 2018, MAT received an application from Cultivate, through the MAT’s online application portal. The MAT Application was reviewed on December 12, 2018 and deemed complete.

On December 18, 2018, the MAT met with representatives from Cultivate in the Ablondi Room at City Hall. During the MAT meeting, Cultivate’s representatives, Attorney Peter Barbieri, of Fletcher Tilton; Robert Lally, Jr., Manager of Cultivate; Sam Barber, Manager of Cultivate;

and Tom Walsh, NetWatch Security, presented information regarding Cultivate's organization and its proposed business operations. Attached is a copy of the MAT Meeting Minutes for your reference.

On January 9, 2019, the MAT met as a group to review Cultivate's MAT application. After discussion, the MAT voted (seven in favor, zero in opposition, with Amanda Zuretti, Esq., as designee of the City Solicitor, abstaining) to request additional information prior to referring Cultivate's application to the Mayor for further consideration. The requested additional information included:

1. a plan showing how site access and egress will operate safely as required by the December 6, 2018 Planning Board Decision, together with an off-street parking and operations plan. Due to the size of the property and the close proximity of the proposed Marijuana Retail Establishment and one for its Registered Medical Marijuana Dispensary to the intersection of Worcester Road and Peirce Street, Cultivate's traffic management plan must include management of traffic on main and local roadways, circulation and access to the site, and management of general overflow vehicular traffic.
2. evidence that Cultivate has opened such an account with GFA Credit Union or another banking institution that has affirmatively acknowledged that it will support Cultivate's non-medical marijuana business.

On February 9, 2019, the MAT received from Cultivate the new information submitted, which was in compliance with the request of information made on January 9, 2019.

Cultivate supplemented the requested information with executed Purchase and Sales agreement to acquire 2 Pierce Street to be used for off-street parking; an executed Option to Purchase buy 3 Pierce Street for additional off-street parking; and a proposed Purchase and Sale agreement for the purchase of 266 Worcester Road.

On March 5, 2019, the MAT reviewed Cultivate's supplemental information. At such time the MAT voted (seven 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 the City for an Marijuana Retail Establishment and an RMD to be located at 250 Worcester Road, with the condition that 2 Pierce, 3 Pierce Street and 266 Worcester Road used for off-street parking.

MAT Recommendation and Qualifications for Recommendation

The MAT's recommendation is based upon the information submitted by Cultivate in its MAT Application at the December 18, 2019 MAT meeting, in addition to the information submitted as requested by the MAT. The MAT finds that Cultivate has demonstrated the following favorable criteria:

1. The proposed Marijuana Retail Establishment and RMD at 250 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 ownership of 250 Worcester Road and the anticipated acquisition of 2 Pierce Street, 3 Pierce Street and 266 Worcester Road;
3. Experience in the Massachusetts industry through its operations in Leicester, 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 adult use Marijuana Cultivation/Production Establishment with GFA Credit Union.

Conclusion

It is the MAT's opinion that Cultivate is represented by capable professionals with expertise in the Massachusetts marijuana industry with locations in Leicester. Accordingly, the MAT recommends that Cultivate be invited to negotiate an HCA with the City for a Marijuana Retail Establishment and an RMD to be located at 250 Worcester Road, provided that off-street parking shall be located at 2 Pierce Street, 3 Pierce Street and 266 Worcester Road.

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

Enclosures:

- MAT Meeting Minutes for Cultivate, December 18, 2019
- Letter from the MAT, Re: Request for Supplemental Information – Marijuana Retail Establishment and Registered Medical Marijuana Dispensary – Cultivate Holdings, LLC, 250 Worcester Road, Framingham, MA, dated January 24, 2019



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

March 25, 2019

By Electronic Mail and First-Class Mail
Cultivate Holdings, LLC
38 Rice Street
Wellesley, MA 02401
Attn.: Robert W. Lally, Jr.

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

Dear Mr. Lally,

I am pleased to invite Cultivate Holdings LLC ("Cultivate") to enter into negotiations for a Host Community Agreement with the City of Framingham, Massachusetts ("City") for Cultivate's Marijuana Retail Establishment and a Registered Marijuana Dispensary (RMD) to be located at 250 Worcester Road, with the requirement that parking be located at 2 Pierce Street, 3 Pierce Street and 266 Worcester Road, Framingham, Massachusetts.

This invitation is made following the recommendation of the City's Marijuana Advisory Team (MAT). The MAT voted 7-0-0, on March 5, 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 Cultivate to Framingham.

Sincerely,

A handwritten signature in blue ink that reads "Yvonne M. Spicer".

Yvonne M. Spicer
Mayor

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



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: CAN180012 – Cloud Creamery, LLC, MAT Recommendation
Date: March 21, 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 CAN180012, Cloud Creamery, LLC (“Cloud Creamery”), which seeks a license from the Cannabis Control Commission (CCC) to operate a Marijuana Product Manufacturing Establishment at 115 Herbert Street, Framingham, MA.

Applicant Information

Application Number	CAN180012
Applicant Name	Cloud Creamery, LLC (“Cloud Creamery”)
Type of MAT Application	Marijuana Product Manufacturing Establishment
Date of MAT Meeting	January 24, 2019 and March 21, 2019
Proposed Location	115 Herbert Street
Property Information	The property is located in the General Manufacturing (M) Zoning District, which has been confirmed
Property Ownership	Cloud Creamery has entered into a lease agreement for 115 Herbert Street

MAT Procedures

On December 31, 2018, MAT received an application from Cloud Creamery, requesting a Host Community Agreement for a Marijuana Product Manufacturing Establishment through the MAT’s online application portal. The MAT Application was reviewed on January 1, 2019 and deemed complete.

On January 1, 2019, the MAT met with representatives from Cloud Creamery in the Executive Conference Room at City Hall. During the MAT meeting, Cloud Creamery’s representatives, David Yusefzadeh and Jim Borghesani presented information regarding Cloud Creamery’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 Cloud Creamery'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 referring Cultivate's application to the Mayor for further consideration. The requested additional information included:

1. Notice of Lease for 115 Herbert Street, Framingham, MA;
2. Evidence that Cloud Creamery has established bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses; and a
3. Security plan.

On March 1, 2019, the MAT received new information submitted by Cloud Creamery, which complied with the request of information made on February 13, 2019.

On March 21, 2019, the MAT reviewed Cloud Creamery's supplemental information. At such time the MAT voted (seven 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 the City for an Marijuana Product Manufacturing Establishment to be located at 115 Herbert Street.

MAT Recommendation and Qualifications for Recommendation

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

1. The proposed Marijuana Product Manufacturing Establishment at 115 Herbert Street is located within the General Manufacturing (M) Zoning District, which allow such uses as outlined in the Framingham Zoning By-Laws;
2. Commitment to Framingham through its lease agreements of 115 Herbert Street;
3. Extensive experience in the Massachusetts food industry;
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 Product Manufacturing Establishment with GFA Credit Union.

Conclusion

It is the MAT's opinion that Cloud Creamery is represented by capable professionals with expertise in the Massachusetts in the food production industry. Accordingly, the MAT recommends that Cloud Creamery be invited to negotiate an HCA with the City for a Marijuana Product Manufacturing Establishment to be located at 115 Herbert Street.

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

Enclosures:

- Letter from the MAT, Request for Supplemental Information - Marijuana Product Manufacturer – Cloud Creamery, 115 Herbert Street, Framingham, MA, dated February 13, 2019
- DRAFT Minutes from the January 24, 2019 MAT Meeting



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

March 25, 2019

By Electronic Mail and First-Class Mail
Cloud Creamery, LLC
15 Irene Road
Framingham, MA 01701
Attn.: David Yusefzadeh

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

Dear Mr. Yusefzadeh,

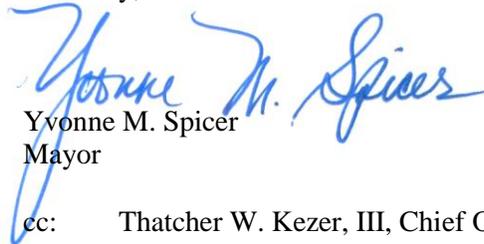
I am pleased to invite Cloud Creamery, LLC ("Cloud Creamery") to enter into negotiations for a Host Community Agreement with the City of Framingham, Massachusetts ("City") for Cloud Creamery's Marijuana Product Manufacturing Establishment to be located at 115 Herbert Street.

This invitation is made following the recommendation of the City's Marijuana Advisory Team (MAT). The MAT voted 7-0-0, on March 21, 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 Cloud Creamery to Framingham.

Sincerely,



Yvonne M. Spicer
Mayor

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



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: CAN190003 – Innovative Flower, LLC, MAT Recommendation
Date: March 21, 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 CAN190003, Innovative Flower, LLC (“Innovative Flower”), which seeks a license from the Cannabis Control Commission (CCC) to operate a Marijuana Retail Establishment at 655 Cochituate Road, Framingham, MA.

Applicant Information

Application Number	CAN190003
Applicant Name	Innovative Flower, LLC
Type of MAT Application	Marijuana Retail Establishment
Date of MAT Meeting	February 6, 2019
Proposed Location	665 Cochituate Road
Property Information	The property is located in the Marijuana Retail Establishment (MRE) Overlay District, which has been confirmed
Property Ownership	Innovative Flower has entered into a lease agreement for 655 Cochituate Road

MAT Procedures

On January 15, 2019, MAT received an application from Innovative Flower, through the MAT’s online application portal. The MAT Application was reviewed on January 28, 2019 and deemed complete.

On February 6, 2019, the MAT met with representatives from Innovative Flower in the Executive Conference Room at City Hall. During the MAT meeting, Cloud Creamery’s representatives, Attorney Paul Galvani; Gordon Lewis, Innovative Flower, LLC; Brad Francis, CROP; Scott Durst, CROP, presented information regarding Innovative Flower’s organization and its proposed business operations. Attached is a copy of the MAT Meeting Minutes for your reference.

On February 11, 2019, the MAT met as a group to review Innovative Flower'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 referring Cultivate's application to the Mayor for further consideration. The requested additional information included:

1. Evidence that Innovative Flower has established bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses.

On March 21, 2019, the MAT Innovative Flower's banking information, which complied with the request of information made on February 13, 2019.

On March 19, 2019, the MAT reviewed Innovative Flower's supplemental information. At such time the MAT voted (seven 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 the City for an Marijuana Retail Establishment to be located at 655 Cochituate Road.

MAT Recommendation and Qualifications for Recommendation

The MAT's recommendation is based upon the information submitted by Innovative Flower in its MAT Application at the January 15, 2019, 2019 MAT meeting, in addition to the information submitted as requested by the MAT. The MAT finds that Innovative Flower has demonstrated the following favorable criteria:

1. The proposed Marijuana Retail Establishment at 655 Cochituate Road is located within 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 lease agreements of 655 Cochituate Road;
3. Experience in the medical cannabis industry within New England and throughout the country;
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 Retailer Establishment with cPort Credit Union.

Conclusion

It is the MAT's opinion that Innovative Flower is represented by capable professionals with expertise in the cannabis industry. Accordingly, the MAT recommends that Innovative Flower be invited to negotiate an HCA with the City for a Marijuana Retail Establishment to be located at 655 Cochituate Road.

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

Enclosures:

- Letter from the MAT, Request for Supplemental Information - Marijuana Retail Establishment – Innovative Flower, 655 Cochituate Road, Framingham, MA
- DRAFT Minutes from the February 6, 2019 MAT Meeting



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

March 25, 2019

By Electronic Mail and First-Class Mail
Innovative Flower, LLC
913 West Falmouth Highway
Falmouth, MA 02540
Attn.: Gordon Lewis, CEO

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

Dear Mr. Lewis,

I am pleased to invite Innovative Flower, LLC ("Innovative Flower") to enter into negotiations for a Host Community Agreement with the City of Framingham, Massachusetts ("City") for Innovative Flower's Marijuana Retail Establishment to be located at 655 Cochituate Road.

This invitation is made following the recommendation of the City's Marijuana Advisory Team (MAT). The MAT voted 7-0-0, on March 21, 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 Innovative Flower to Framingham.

Sincerely,

A handwritten signature in blue ink that reads "Yvonne M. Spicer".

Yvonne M. Spicer
Mayor

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

Appendix D - MAT Letters to the Applicant

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

February 5, 2019

Vitasphere, Inc.
1150 Walnut Street
Newton, MA 02461
Attn: Gene Mercado, President/CEO

Re: Marijuana Advisory Team (MAT) Application CAN180002 – Marijuana Retail Establishment Vitasphere, Inc., 271 Worcester Road, Framingham, MA

Re: Marijuana Advisory Team (MAT) Application CAN180003 – Registered Marijuana Dispensary (RMD) Vitasphere, Inc., 271 Worcester Road, Framingham, MA

Dear Mr. Mercado,

The Marijuana Advisory Team (MAT) would like to thank you for your presentation of MAT Applications (CAN18002) and (CAN180003) for Vitasphere, Inc. at the December 20, 2018, MAT Meeting. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries (“Policy 02-18”), the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA). Having evaluated these criteria, the MAT voted on January 31, 2019 not to refer Vitasphere’s applications requesting a Letter of Support or Non-opposition for an RMD and for two HCAs, one for an adult use Marijuana Retail Establishment and one for an RMD, to the Mayor at this time.

To make its recommendation to the Mayor that the City invite an applicant to negotiate an HCA, the MAT evaluates favorable criteria which include, but are not limited to, the requirements of Policy 02-18. The MAT examines, for example, an applicant’s demonstrated direct experience in the cannabis industry, the address of its existing presence in Framingham, the address of its existing presence in Massachusetts, the summary of its Massachusetts operations (which includes evidence of financial resources and having bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses), and commitment to diverse and local hiring.

The MAT has determined that Vitasphere’s application and presentation did not satisfy the following criteria in that as of January 31, 2019, Vitasphere does not have:

1. demonstrated direct experience in the cannabis industry, e.g., existing DPH or CCC licensure;
2. an existing presence in Framingham;
3. evidence that Vitasphere has established bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses.

It was also of concern to the MAT that, neither Gene A. Mercado (President, CEO and Director of Security), nor Zaim Joseph Badra, M.D., nor Francisco E. Mercado (COO and Member of the Board of

Directors), whose resuméés were included in the MAT application, appeared at the December 20, 2018 and no information was presented to explain their absence. Further, although Rebecca Adams, Evergreen Strategy; Stephen Chaisson, AC3, LLC; or David O'Brien, DOC Strategies, LLC appeared at the December 20, 2018 meeting, no resuméés were provided for them.

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

Sincerely,



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

cc: Mayor Yvonne M. Spicer
Christopher J. Petrini, City Solicitor



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

February 7, 2019

Green Rush, LLC
45 Bodwell Street
Avon, MA, 02322
Attn: Jack Carney

Re: Marijuana Advisory Team (MAT) Application CAN180005 – Marijuana Retail Establishment, 271 Worcester Road

Dear Mr. Carney

The Marijuana Advisory Team (MAT) would like to thank you for your presentation of MAT Application (CAN180005) for Green Rush, LLC at the January 2, 2018, MAT Meeting. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries (“Policy 02-18”), the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA). Having evaluated these criteria, the MAT voted on January 31, 2019 not to refer Green Rush’s application requesting a HCA to the Mayor at this time.

To make its recommendation to the Mayor that the City invite an applicant to negotiate an HCA, the MAT evaluates favorable criteria which include, but are not limited to, the requirements of Policy 02-18. The MAT examines, for example, an applicant’s demonstrated direct experience in the cannabis industry, the address of its existing presence in Framingham, the address of its existing presence in Massachusetts, the summary of its Massachusetts operations (which includes evidence of financial resources and having bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses), and commitment to diverse and local hiring.

The MAT has determined that Green Rush’s application and presentation did not satisfy the following criteria in that as of January 31, 2019, Green Rush does not have:

1. demonstrated direct experience in the cannabis industry, e.g., existing DPH or CCC licensure;
2. an existing presence in Framingham;
3. control the site of its proposed location in Framingham, e.g., through an executed Notice of Lease or Purchase and Sale Agreement;
4. 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.

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'. The signature is stylized and cursive.

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

cc: Mayor Yvonne M. Spicer
Christopher J. Petrini, City Solicitor



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

February 7, 2019

Andromeda Supply Company, LLC
1656 Worcester Road
Framingham, MA
Attn: Mathew Coveney

Re: Marijuana Advisory Team (MAT) Application CAN180013 – Marijuana Retail Establishment, 1656 Worcester Road

Dear Mr. Coveney,

The Marijuana Advisory Team (MAT) would like to thank you and the Andromeda Supply Company, LLC (“Andromeda”) team for attending the MAT Meeting on January 22, 2019. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries (“Policy 02-18”), the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA). Having evaluated these criteria, the MAT voted on January 31, 2019 not to refer Andromeda’s application for an HCA to the Mayor at this time.

To make its recommendation to the Mayor that the City invite an applicant to negotiate an HCA, the MAT evaluates favorable criteria which include, but are not limited to, the requirements of Policy 02-18. The MAT examines, for example, an applicant’s demonstrated direct experience in the cannabis industry, the address of its existing presence in Framingham, the address of its existing presence in Massachusetts, the summary of its Massachusetts operations (which includes evidence of financial resources and having bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses), and commitment to diverse and local hiring.

The MAT determined that Andromeda’s application and presentation did not satisfy the following criteria in that as of January 31, 2019, Andromeda does not have:

1. demonstrated and/or direct experience in the cannabis industry, e.g., existing DPH or CCC licensure;
2. existing presence in Framingham;
3. control of the site of its proposed location in Framingham, e.g., through a Notice of Lease or Purchase and Sale Agreement;
4. 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; or
5. a security plan.

It was also of concern to the MAT that no information presented regarding day-to-day business operations, origin of marijuana and marijuana products to be sold, or a staffing plan for the proposed Marijuana Retail Establishment.

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

Sincerely,



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

cc: Mayor Yvonne M. Spicer
Christopher J. Petrini, City Solicitor



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

February 7, 2019

AKJ Investments, Inc.
7 Cranberry Lane
Wrentham, MA 02093
Attn: Jemin Patel, COO (371 Union Street, Franklin, MA, 02375)

Re: Marijuana Advisory Team (MAT) Application CAN190002 – Registered Marijuana Dispensary (RMD) 351 Worcester Road, Framingham, MA

Dear Mssrs. Patel,

The Marijuana Advisory Team (MAT) would like to thank you for your presentation of AKJ Investments, Inc. ("AKJ") MAT Application (CAN190002), on January 24, 2019. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries ("Policy 02-18"), the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA). Having evaluated these criteria, the MAT voted on January 31, 2019 not to refer AKJ's application for an HCA to the Mayor at this time.

To make its recommendation to the Mayor that the City invite an applicant to negotiate an HCA, the MAT evaluates favorable criteria which include, but are not limited to, the requirements of Policy 02-18. The MAT examines, for example, an applicant's demonstrated direct experience in the cannabis industry, the address of its existing presence in Framingham, the address of its existing presence in Massachusetts, the summary of its Massachusetts operations (which includes evidence of financial resources and having bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses), and commitment to diverse and local hiring.

The MAT determined that AKJ's application and presentation did not satisfy the following criteria in that AKJ does not have:

1. demonstrated direct experience in the cannabis industry;
2. an existing presence in Framingham;
3. control the site of its proposed location in Framingham, e.g., through an executed Notice of Lease or Purchase and Sale Agreement;
4. 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.

An additional concern was that during the MAT Meeting on January 24, 2019, you stated that the application submitted for a Registered Marijuana Dispensary (RMD) was intended to be an application for an adult use marijuana establishment.

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

Sincerely,



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

cc: Mayor Yvonne M. Spicer
Christopher J. Petrini, City Solicitor

2019.02.05 MAT Application CAN190002 - AKJ Inc. - Final (600-383)



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

March 4, 2019

NewCann Group, LLC
17 King Philip Trail
Norfolk, MA 02056
Attn: David Rabinovitz

Re: Marijuana Advisory Team (MAT) Application CAN190004 – Marijuana Retail Establishment, 1094 Worcester Road

Dear Mr. Rabinovitz,

The Marijuana Advisory Team (MAT) would like to thank you and the NewCann Group, LLC (“NewCann”) team for attending the MAT Meeting on February 20, 2019. Pursuant to the Policy of the Mayor 02-18, Policy on Host Community Agreement for Marijuana Establishments and Registered Marijuana Dispensaries (“Policy 02-18”), the MAT is responsible for providing the Mayor of Framingham with recommendations for Host Community Agreements (HCA). Having evaluated these criteria, the MAT voted on February 27, 2019 not to refer NewCann application for an HCA to the Mayor at this time.

To make its recommendation to the Mayor that the City invite an applicant to negotiate an HCA, the MAT evaluates favorable criteria which include, but are not limited to, the requirements of Policy 02-18. The MAT examines, for example, an applicant’s demonstrated direct experience in the cannabis industry, the address of its existing presence in Framingham, the address of its existing presence in Massachusetts, the summary of its Massachusetts operations (which includes evidence of financial resources and having bank accounts with an institutional bank that has affirmatively stated that it will host accounts from adult use marijuana businesses), and commitment to diverse and local hiring.

The MAT determined that NewCann’s application and presentation did not satisfy the following criteria in that as of February 27, 2019, NewCann does not have:

1. demonstrated and/or direct experience in the cannabis industry, e.g., existing DPH or CCC licensure;
2. existing presence in Framingham; or
3. 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.

It was also of concern to the MAT that no information presented regarding day-to-day business operations, origin of marijuana and marijuana products to be sold, or a staffing plan for the proposed Marijuana Retail Establishment.

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: Mayor Yvonne M. Spicer
Christopher J. Petrini, City Solicitor



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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Marijuana Advisory Team (MAT) Quarterly Report, July 10, 2019

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

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

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

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



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.

Contents

Table listing sections and page numbers: Executive Summary (1), Introduction (2), Quarter Timeline and Important Dates (2), Marijuana Advisory Team (MAT) Meetings (2), etc.

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,

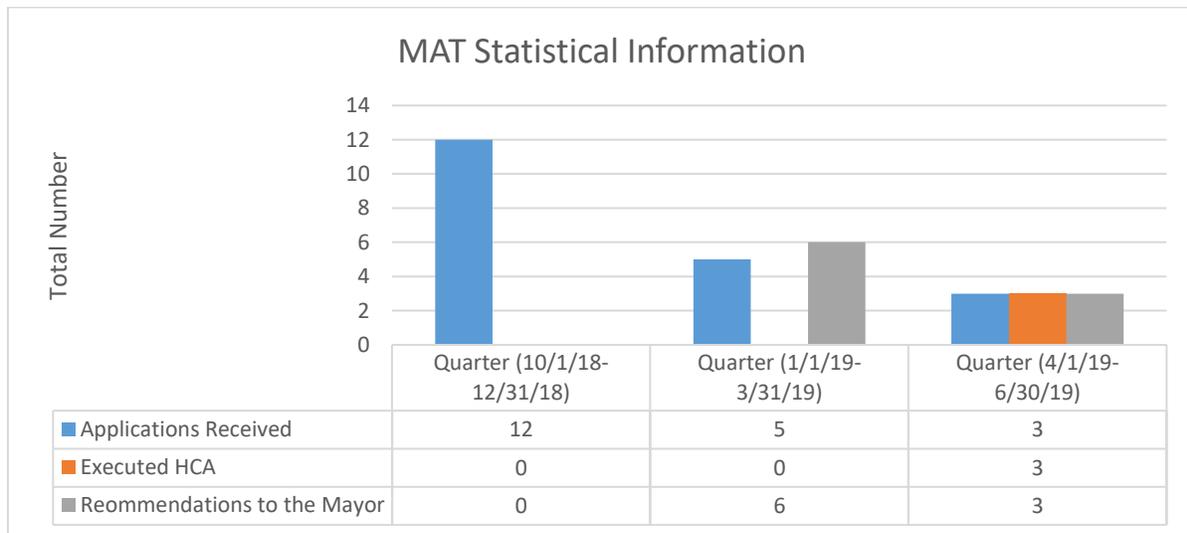
Table 4 - MAT Recommendation to Consider and/or Execution of an HCA (April 1, 2019 through June 30, 2019)

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

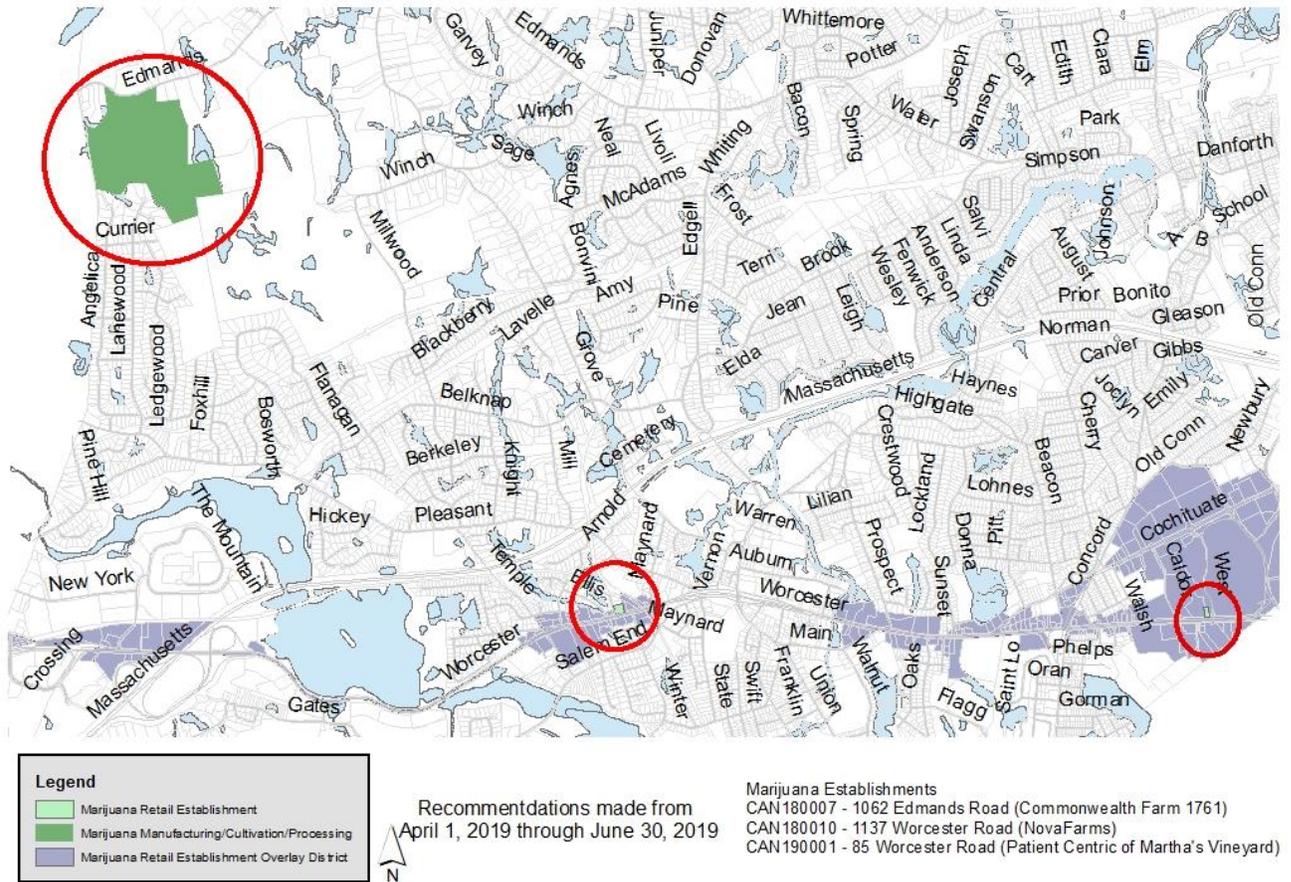


Figure 3 - Marijuana Retail Establishment - HCA Recommendations

Marijuana Advisory team (MAT)
 Host Community Agreement (HCA) Recommendations for Marijuana Retail Establishments
 Recommendations made from April 1, 2019 through June 30, 2019

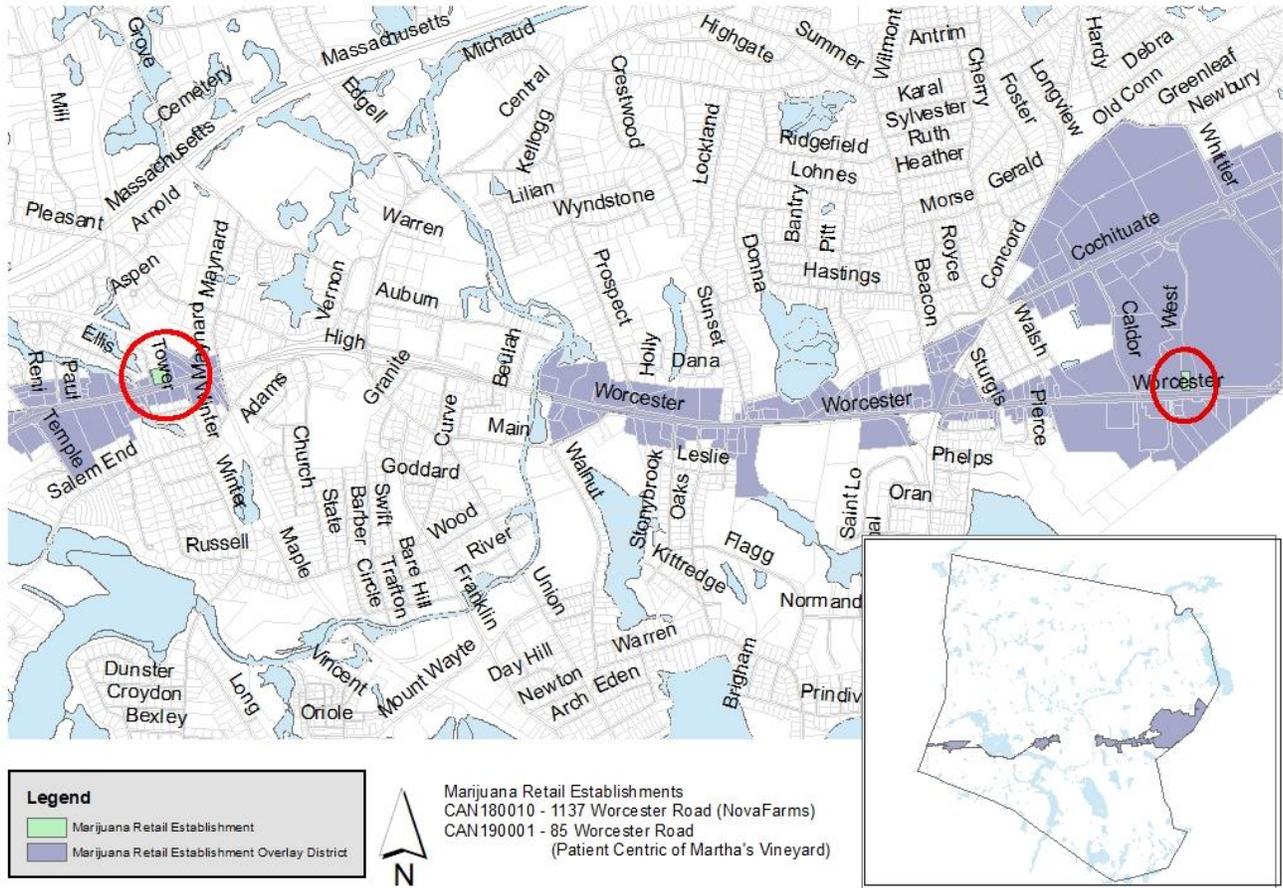
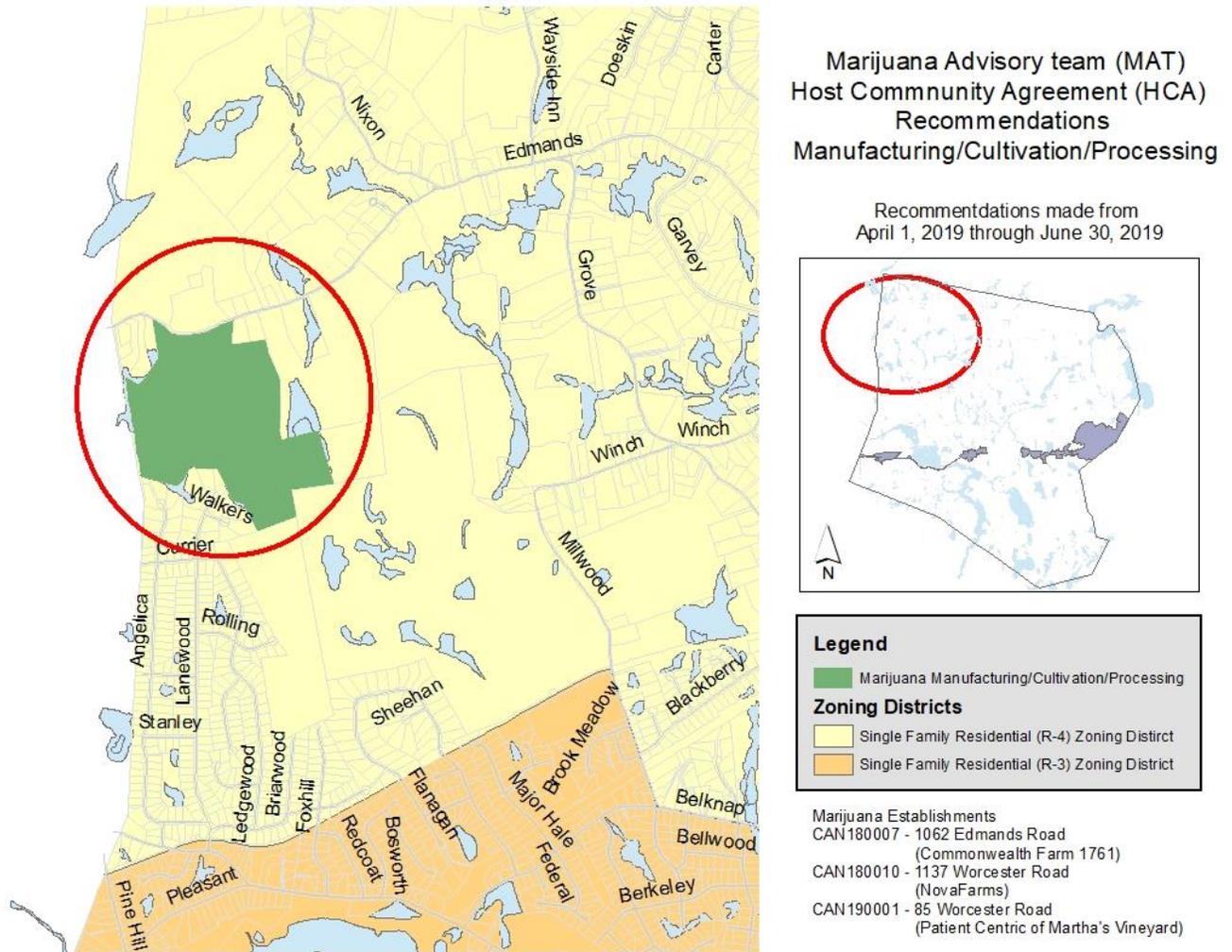


Figure 4 - Marijuana Manufacturing/Processing/Cultivation Establishment - HCA Recommendations



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
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150 Concord Street
Framingham, MA 01702

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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,

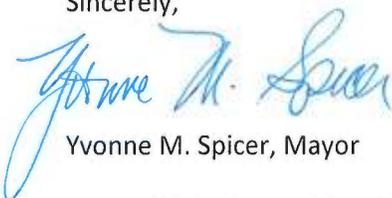
I am pleased to invite Commonwealth Farm 1761, Inc. ("CF 1761") to enter into negotiations for a Host Community Agreement with the City of Framingham, Massachusetts ("City") for CF 1761's Marijuana Cultivation Establishment to be located at 1062 Edmands Road. Required terms of the Host Community Agreement 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
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Dr. Yvonne M. Spicer
Mayor

Thatcher W. Kezer III
Chief Operating Officer

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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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Dr. Yvonne M. Spicer
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Thatcher W. Kezer III
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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,

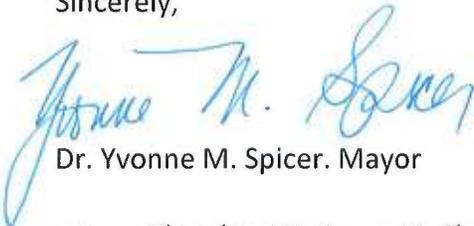
I am pleased to invite Patient Centric of Martha's Vineyard, Ltd. ("PCMV") to enter into negotiations for a Host Community Agreement with City of Framingham, Massachusetts ("City") for PCMV's Marijuana Retail Establishment to be located at 85 Worcester Road.

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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