

Marijuana Advisory Team (MAT) Meeting Minutes

Application Number	CAN 200001
Company Name	Massachusetts Solventless Extractions, LLC
Date of MAT Meeting	May 7, 2021
Location of Meeting	Via Teleconferencing Platform Zoom
Type of Application	Marijuana Product Manufacturing Establishment

Attendance:

Dakota Krug – Manager for Massachusetts Solventless Extractions, LLC
Richard Krug – Financial Contact for Massachusetts Solventless Extractions, LLC

MAT Team:

Thatcher W. Kezer III, COO, Chair

Robin Williams, Department of Public Health

Dana Haagensen, Fire Department

Officer Keith Strange, Police Department

Jennique Horrigan, Mayor's Office

Michael Tusino, Building Commissioner, Department of Inspectional Services

Erika Oliver Jerram, Deputy Director, PCD

Shane O'Brien, Senior Planner, PCD

Alexandra Ong, Associate Planner, PCD

Legal Counsel:

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 via Zoom.

Presentation of Massachusetts Solventless Extractions, LLC

Manager Dakota Krug introduced his team which consist of his financial partner, Mr. Richard Krug (relative) presented a review of the property potentially located at 2 Central Street at the The Mill at Saxonville and the submitted MAT Application that provided to the City in 2020. Mr. Krug provided a presentation on the proposed product manufacturer. The business would consist of establishing one or more contracted agreements with a licensed cultivators and retail business. Their group would purchase wholesale cannabis from a potential partner in cultivation, process it, and then wholesale sell finished products said retail partner for retail distribution. Mr. Krug described the heat extraction methods, hydraulic pressing, as well as how the combination of heat and pressure is part of the process of producing various marijuana-based products. He stated that heat and pressure are integral to preserving the quality of the plant material most often by use of often fresh-frozen cannabis flower or doing a ice water hash. The product manufacturing would be located in a leased space at the Saxonville Mills and Mr. Krug stated that the landlord does not currently have an issue with the product manufacturing being located in the building. The property would be located at a space within Building 5, 2nd Floor on a 1,575 sq. ft floor plan. The space would include two offices as well an open floor plan for the product manufacturing with various manufacturing items (freezer, ice bath, etc) be located around the floor plan.

Mr. Krug re-explained what a typical work week would consist of, as mentioned in their business plan provided by the MAT team. Additionally a security plan consultant was mentioned to assist with the business's security plan. The operation would have a few employee solely to operate in the provided space, as well as be a business that operates Monday – Friday.

Marijuana Advisory Team (MAT) Review

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

Robin Williams requested clarification regarding the leasing of the site relative to odor. Ms. Williams referenced the Health Department regulations for adult use and RMDs, as well additional regulations required by the Health Department for Marijuana uses.

Mr. Krug stated they would be using an odor filtering system.

Dana Haagensen questioned if the building plans are going to be prepared by a registered architect and if so will that person be used during the construction process. Additionally, it was stated that the extraction process would require permits and an agreement with the Fire Department, if such extraction included flammables.

Shane O'Brien discussed potential course of action for Dakota in the future, as well as reiterated the importance of having a registered architect do the tenant fit out for the location. Mr. O'Brien also stated that Mr. Krug should look into the loadout of utilities into the unit as there would seem to be a high electric output for the use.

Mr. Krug stated that he understands that he would have to hire licensed architect to create plans for Staff to review.

Officer Strange requested that Mass Solventless provide a point of contact in the event of an emergency or if an alarm is tripped at night and that the Police Department would look at the security system to ensure it complies with the City's requirements. Additionally, Officer Strange mentioned of potential issues regarding retail marijuana establishments, but stated that its more so dealing with the retail establishments. Officer Strange requested clarification regarding the transportation of products to and from the facility. Officer Strange requested information regarding emergency plans procedures.

Mr. Krug stated that they would like to continue working with the Police Department, and they would be providing a proper security plan to Staff in order to secure the facility.

Mr. Tusino stated that site plan review and special permits from the Planning Board would not be required. The applicant would have to file for a building permit from the Department of Inspectional Services.

Attorney Zuretti presented a series of questions, requesting information about leasing, banking, and the Host Community Agreement (HCA) conditions that would be as part of any proposal for product manufacturing at the site. Attorney Zuretti questioned if Mr. Krug had applied for banking in Massachusetts.

Mr. Krug stated that Mass Solventless has applied to a bank in which is one of the only institutions that accepts financing for marijuana establishments.,

Closing:

Mr. Kezer thanked Mr. Krug and Mr. Krug for attending the MAT meeting. It was noted that any additional submittals, requests, and/or questions should go through Mr. O'Brien . Mr. Kezer stated that there will be an additional MAT meeting that would occur over the next week or so and recommendations will be made to the Mayor regarding HCA. The MAT Meeting concluded and adjourned at 11:15am on May 7, 2021.