

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.