

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)