

## Marijuana Advisory Team (MAT) Meeting Minutes



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

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

### 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