

## Marijuana Advisory Team (MAT) Meeting Minutes



|                            |                                |
|----------------------------|--------------------------------|
| <b>Application Number</b>  | CAN180001                      |
| <b>Company Name</b>        | Beacon Compassion              |
| <b>Date of MAT Meeting</b> | January 16, 2019               |
| <b>Location of Meeting</b> | Executive Conference Room      |
| <b>Type of Application</b> | Marijuana Retail Establishment |

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