

## Marijuana Advisory Team (MAT) Meeting Minutes



<b>Application Number</b>	CAN190002
<b>Company Name</b>	AJK Investments Inc.
<b>Date of MAT Meeting</b>	January 24, 2019
<b>Location of Meeting</b>	Executive Conference Room
<b>Property Location</b>	275-277 Worcester Road
<b>Type of Application</b>	Registered Marijuana Dispensary (RMD)

Attendance	
AKJ Investments Inc.	<ul style="list-style-type: none"> <li>• Jack Patel, President</li> <li>• Jemin Patel</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>• Chief Joseph Hicks, Fire Department</li> <li>• Jacquetta Van Zandt, Senior Advisory to the Mayor</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 AKJ Investments Inc.

Jack Patel provided an overview of the site located at 275 Worcester Road and explained that AJK Investments intends to use approximately 3,000sf of the existing structure for its RMD marijuana establishment and 22 off-street parking spaces. Jack Patel stated that the business would commence with appointment-only sales for the first few months of operation, which would allow them to control the number of trips to the site.

Jack Patel stated that he has a Host Community Agreement (HCA) with Brockton for its retail marijuana establishment and that he is serving as an advisor for Jemin Patel to help him start his business. Jemin Patel stated that he would be utilizing a co-op model for his business, which would partner with the location in Brockton if that moves forward.

Jack Patel stated that security would be provided by 5 Point Management Team who works with the FBI and ex-Marines. Jack Patel reviewed the interior layout at 275 Worcester Road, noting that both he and Jemin Patel were experienced small business owners in the retail liquor for the past 20 years.

Jack Patel provided a review of AKJ Investment's marijuana diversion plan and stated that deliveries would take place during off hours to prevent delivery and customer interactions. Jack Patel stated that the store would operate based on the hours allowed by the City.

Jack Patel stated that for hiring they would have a job fair and emphasize diversity.

Jemin Patel reviewed the impacts of the marijuana industry on Colorado.

### **Marijuana Advisory Team (MAT) Review**

Seeking further information regarding Mr. Patel's statement that the business would operate by appointment only, Officer Strange questioned if there would be a parking lot attendant. Jemin Patel stated that they could use a parking lot attendant or could be dependent upon the Police Department. Officer Strange questioned if AKJ Investments would be hiring a parking lot attendant. Jemin Patel stated yes.

Officer Strange requested a public transportation plan that would include information relative to how people that utilize public transportation will be managed on-site, and offered the observation that because there is a residential neighborhood behind 275 Worcester Road and that the Police Department gets complaints about speeding and people cutting through all of the time on these side roads. The Police Department would request that AKJ Investments direct people to utilize Route 9 (Worcester Road) to access the site.

Officer Strange requested clarification regarding product delivery. Jemin Patel stated that they would be utilizing a third party facility in Fall River. Officer Strange questioned if the third party delivery service has a plan to manage breakdowns and a procedure in place.

Officer Strange requested clarification regarding pedestrian access and what AKJ Investment's plan was for people who plan to walk to the store.

Officer Strange requested a snow removal plan, an emergency plan, a lockdown or shelter in place plan. Officer Strange noted that Route 9 (Worcester Road) and Route 126 (Concord Street) intersection is known to flood.

Officer Strange requested that the Police Department's detective have access to the business's computer server prior to opening to ensure compliance with Framingham Police Department and the District Attorney Office requirements.

Mr. Tusino requested clarification regarding the area of the structure that is being leased. Jemin Patel stated that they would only be leasing a portion of the entire structure and that the owner would still be operating a furniture store out of the other side.

Chief Hicks requested information about the interior build-out of the structure.

Ms. Williams asked how AKJ Investments would manage odor. AKJ Investments responded that the future use located in the structure is uncertain and the space may be vacant in the future. Ms. Williams questioned if the products would be prepackaged. AKJ Investments responded that there are two options, one option is to have the product prepackaged and the other option is for it to be unpackaged.

Ms. Williams questions if the use proposed by AKJ Investments was intended to be an RDM or recreational adult use. Jemin Patel stated that they were only interested in recreational adult use. Ms. Williams stated that the Health Department has its own regulations, which would need to be complied with.

Mr. Tusino stated that the MAT Application submitted by AKJ Investments was for RMD operations. Attorney Zuretti confirmed that the MAT Application was for an RMD and not recreational adult use sales. Jemin Patel stated that he thought RMD was the recreational adult use option. Attorney Zuretti provided clarification to AKJ Investments regarding the differences between recreational adult use and an RMD.

Attorney Zuretti questioned if AKJ Investments was banked. Jemin Patel stated that AKJ Investments was trying to figure this out now. Jemin Patel added that they are trying to figure out which establishment is most convenient.

Ms. Loomis stated that the project would require Minor Site Plan Review from the Planning Board. Ms. Loomis stated that parking on Route 9 (Worcester Road) would not be allowed. Ms. Loomis questioned about AKJ Investments hosting a community meeting.

Mr. Kezer presented the proposed three percent tax as impact fee, noting that the impact fee is the standard. Mr. Kezer questioned if AKJ Investments had any questions or comments regarding the three percent impact fee. Both Jack and Jemin Patel stated that they were fine with the three percent impact fee.

### **Closing**

Mr. Kezer stated that the MAT process is highly competitive and stressed the importance of getting your information nailed down relative to plans and/or procedures.

Mr. Kezer thanked AJK Investments 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)