

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180007
Company Name	Commonwealth Farm 1761, Inc. ("Commonwealth Farm")
Date of MAT Meeting	January 2, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Green Rush, LLC	<ul style="list-style-type: none"> • Jonathan Tucker, Commonwealth Farm 1761 • Arthur White, Esq., Law Firm of Benjamin & White, P.C. • Jonathan DeRosa • Zack Hinkle • Bradford Baker, FTG Security • Adam Fine, Esq., Vicente Sederberg, LLC • Rebecca Rutenberg, Esq., Vicente Sederberg, LLC
MAT	<ul style="list-style-type: none"> • Thatcher W. Kezer III, COO, Chair • Robin Williams, Department of Public Health • Dana Haagensen, Fire Department • Officer Keith Strange, 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 Counsel	<ul style="list-style-type: none"> • Amanda Zuretti, Esq., Petrini & Associates, P.C.

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 Commonwealth Farm 1761

Jonathan Tucker introduced himself and provided a summary of his connection to Massachusetts and recent work that he has been involved in (review of resume, which was provided in application). Mr. Tucker stated that he has been reviewing the marijuana process very closely, and that he sees the pursuit of a cultivation license for Commonwealth Farm at the property known as 1062 Edmands Road as an opportunity to save a local farm.

Attorney Arthur White provided a review of his history, noting that he has a long history of practicing law in both Framingham and Boston with strong ties to both communities. Attorney White disclosed that the owner of Eastleigh Farms is a client of his and that he is looking forward to preserving the farm and making this a community-oriented project.

Jonathan DeRosa stated that he is partners with Zack Hinkle and that he is a strong believer in following all of the rules and regulations, which is the only way to move forward.

Mr. Hinkle provide a review of his resume, noting that he has experience in business cultivation in Los Angeles that allows him to bring good people together.

Attorney Adam Fine introduced himself and his role as legal counsel for Commonwealth Farm.

Rebecca Rutenberg presented her involvement with Commonwealth Farm. Ms. Rutenberg noted that Bradford Baker, FTG Security was unable to attend the meeting due to a medical emergency.

Mr. Tucker stated that the farm would shield the proposed adult use marijuana product manufacturing and cultivation center, which would allow Eastleigh Farms to remain in operations as a working farm. The proposed marijuana production and cultivation facility will have a 24,000 sf of canopy to start (Tier 4) and will expand on an annual basis until the facility reaches a maximum canopy on the site (Tier 11). The company has a five year growth plan that will allow such expansion to take place on the property.

Attorney White stated that the team is ready to move forward with what is necessary to establish itself in Framingham and as a member of the community. Community outreach for the community meeting that will be held on Monday, January 7, 2019 has been sent out. The intent of the meeting is to understand the thoughts and concerns of the neighbors. The goal is to establish a plan that is developed based on municipal support. Attorney White further stated that Commonwealth Farm is confident that they will be able to obtain the necessary licensing, through compliance with the guidelines. The team is expecting to exceed the expectations of the state. Attorney White noted that they are still looking for additional funders to invest in the construction of the facility.

Mr. Tucker stated that this facility is an opportunity to build a business from the ground up. Commonwealth Farm seeks to employ approximately 100 full time and part-time employees with the focus on hiring locally, with a work force that reflects Framingham's diversity.

Marijuana Advisory Team (MAT) Review

Mr. Kezer requested comments, questions, and/or requests for additional information.

Officer Keith Strange requested clarification regarding the organization's intent to distribute products from the facility and the number of transport vehicles that the operation would utilize.

Mr. Tucker stated that Commonwealth Farm is presently looking into two vendors who are working with the CCC to become licensed as transporters. Officer Strange stated that if the organization utilizes an outside vendor, then they would like to see a plan in place in the event that a transportation vehicle breaks down.

Ms. Rutenberg stated that they will have Mr. Baker provide this information. Officer Strange requested clarification regarding hours of non-operation and if a security guard would be present on-site. Mr. Tucker, responded, yes, 100 percent of the time, security is absolutely important.

Officer Strange requested clarification regarding alarm protocol for afterhours and have emergency contacts that will respond and further requested information about the security cameras within security plan and questioned if the Police Department would get access to footage in the event of an investigation. Officer Strange further requested permission for the Police Department's Detective of Cyber Crimes to be able to review the computer system prior to operation of the facility to ensure compliance with the City's and the District Attorney's requirements. Additionally, Office Strange requested that adequate lighting around the facility be provided and that if possible, to have 360 rooftop security cameras.

Michael Tusino requested information regarding the size of the structure and the size of 100,000 sf.

Mr. Tucker stated that the structure would be 24,000 sf to start, with two smaller structures to support packaging and office operations. Mr. Tusino requested clarification regarding the presence of water and sewer servicing the property.

Mr. Tucker stated that they are looking to collaborate with the City regarding services and would expect to hook into the municipal system.

Mr. Tusino requested clarification regarding the division of land, specifically if the cultivation/manufacturing facility will be on the same lot as the farm or on its own parcel. Attorney White responded that the facility would be on its own parcel and that they were looking at a number of locations on the property that would support the production and manufacturing facility, while still allowing for use of the farm.

Mr. Tusino questioned if Commonwealth Farm would own or lease the property from the current owner. Attorney White stated that they would be looking to enter a lease with the property owner. Mr. Tusino questioned if any trails ran through the property connecting to

Callahan State Park. Attorney White stated that to the best of their knowledge they did not think so.

Dana Haagensen questioned if any of the existing structures on-site would be utilized by Commonwealth Farm.

Mr. Tucker stated that all the structures utilized by Commonwealth Farm would be new and would be looking to hire someone that can construct a state-of-the-art facility. Mr. Tucker further stated that the facility would be expected to resemble a college level science lab.

Mr. Haagensen questioned if the facility would be processing and/or have hazardous material on-site. Mr. Tucker stated that the operations would utilize a CO² extraction process.

Attorney Amanda Zuretti requested clarification regarding the information provided on page 17 of materials provided, which mentions the use of acetone and solvents would be utilized.

Attorney Zuretti presented a series of questions, which included site control, corporate structure, and the physical structures.

- if the owner of the property has provided a letter for use of the property, in addition to the legal relationship between Commonwealth Farm and Eastleigh Farms. Attorney White stated that Commonwealth Farm is the licensing applicant and that the property owner is Doug Stephan, the Trustee of the Stephen Family Realty Trust. There will be a series of leases between the two entities and that Commonwealth Farm will be paying rent through another entity to be established.
- Attorney Zuretti requested clarification as to whether this would be a ground lease or a lease of just the buildings. Attorney Fine stated that Commonwealth Farm would be entering into a 99-year ground lease. Attorney Zuretti questioned if a feasibility study has been conducted and when the roll back taxes would take place. Attorney White stated that either have not taken place but Commonwealth Farm understands that both are required.
- Attorney Zuretti questioned if Commonwealth Farm viewed marijuana production as an agricultural use. Mr. Tucker responded yes.
- Attorney Zuretti requested clarification regarding banking. Attorney Zuretti noted that financial information for Mr. Tucker, i.e., an investment account, was provided but asked if the entity for Commonwealth Farm is banked. Attorney Fine stated that Commonwealth Farm is currently banked with Century Bank. Ms. Rutenberg stated that they are also looking into banking with GFA Credit Union in Gardener.
- Attorney Zuretti requested clarification regarding the architecture of the proposed structures. Ms. Rutenberg stated that architectural plans have not been developed yet.
- Attorney Zuretti question if Commonwealth Farm will start out as a Tier 11 facility or will it start or smaller and expand. Attorney Adam and Ms. Rutenberg stated that they would likely move forward with a Tier 4 and then expand on a yearly basis.

- Attorney Zuretti requested clarification regarding the timeline for licensure. Attorney Fine stated that it would likely take approximately five years to be fully built-out.

Robin Williams requested clarification regarding the presence of municipal water and city sewer on the property. Ms. Williams questioned if the facility would be producing edibles. Mr. Tucker stated that they would be producing edible products.

Ms. Williams requested clarification regarding the other types of products that would be produced at the facility. Mr. Hinkle stated that they would be starting with the basics. Ms. Williams requested clarification as to how Commonwealth Farm would manage odor. Mr. Tucker stated that there would be two doors and the use of carbon filters.

Amanda Loomis requested clarification regarding the presence of sewer on-site and asked if the facility would be utilizing solar panels to generate electricity

Jacquetta Van Zandt requested clarification regarding hiring a diverse group of employees, stating that Framingham has a limited applicant pool and requested clarification as to how they would manage that.

Mr. Tucker stated that they would work to ensure that the workforce is diverse and reflects Framingham's diversity. Ms. Rutenberg stated that a benefit of this team is that they have the resources to identify ways to make a meaningful impact and will host job fairs. Ms. Rutenberg reviewed of the types of opportunities in the marijuana industry and discussed her client's view on the value of training of employees. Ms. Van Zandt noted that Framingham has a large Brazilian population, in addition to a Chamber of Commerce that should be considered.

Mr. Kezer presented the three percent impact fee as part of the Host Community Agreement (HCA) and questioned if Commonwealth Farm had any questions, comments, reservations regarding this. Attorney Fine stated that they did not have any questions but would like to have a meaningful negotiation process to determine what will work. Attorney Fine stated that the three percent for cultivation is different than the retail sector. Attorney Fine stated make it profitable for Framingham but also make it fair.

Closing

Mr. Kezer thanked Commonwealth Farm's representatives 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.

The meeting concluded at 12:22pm.

Voted by the MAT on April 10, 2019 (Vote 7-0-0)