

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN180005
Company Name	Green Rush, LLC ("Green Rush")
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">• Jack Carney, General Manager
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 Green Rush, LLC

Mr. Carney identified the central unit within the first floor of 271 Worcester Road, a two story, mixed-use structure as the proposed location for Green Rush. . Mr. Carney presented the floor plan. Mr. Carney noted that Green Rush is reviewing two designs, one that includes an open vestibule and a second that has a closed vestibule for security and ID checkpoints.

Mr. Carney presented the security plan, which included a review of the check-in point, security monitors, and the inclusion of a hold-up button. The show room floor will have an entry line, where customers are greeted by one of two floor employees. The floor employees walk the customers through the show room floor, answer questions. The floor will also be staffed with a general manager, in addition to an ID security guard who will be located at the check-in point.

Mr. Carney provided an overview of the interior camera layout, which included approximately 15 cameras inside and approximately 10 to 12 cameras outside, all of which would be positioned to prevent blind spots. Mr. Carney explained that recordings from the security cameras would be maintained for over a year, which will be backed up onto an external server. The goal of the exterior cameras is not to allow people to come into the site without being recorded.

Mr. Carney presented the exterior amendments to the unit, which included frosting of the glass to prevent people from seeing in.

Mr. Carney noted that the site includes approximately 70 off-street parking spaces and that other tenants' peak times differ from those of Green Rush. The peak times for the other businesses included noon to 1:15pm and 6:00pm to 8:00pm.

Products that will be sold at Green Rush will be provided by a licensed recreational cultivation facility and will come from Green Rush's own cultivation facility in Chicopee, which is pending approval.

Green Rush's sales and traffic projections are projected to be approximately \$100,000 for a month, with daily sales averaging \$3,000. Mr. Carney stated that the average transaction will be approximately \$30.00. It is expected that there will be approximately 11 customers per hour, with the average time spent in the store being 8 to 10 minutes.

Mr. Carney provided an overview as to how Green Rush would prevent diversion to minors. Customers will require customers to sign in at the front door. Entrance to the facility will be limited to 21 plus. Upon entry there will be an immediate ID check and there will be a secondary check ID at time of purchase. Green Rush has a no tolerance policy, which will be reinforced during employee training.

Mr. Kezer requested clarification regarding the two security checkpoints. Mr. Carney stated that the requirement to check IDs at two points is what they do in Washington State and it has worked well.

Mr. Carney provided several different packages of information as requested in the MAT Checklist. Mr. Carney stated he got into the cannabis industry through horticulture in Washington State.

Mr. Carney provided a review of Green Rush's financials, in addition to who would be providing capital for the business. Mr. Carney concluded his presentation by noting that a community outreach meeting was held on October 18, 2018, and only two people were in attendance.

Marijuana Advisory Team (MAT) Review

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

Dana Haagensen requested clarification regarding the layout of the building and further questioned if Green Rush had selected a designer and/or architect for the project. Mr. Carney stated that Green Rush has selected an architect and the construction will be contracted through a friend of the owner of the facility in Fitchburg.

Mr. Haagensen requested clarification regarding occupancy/number of customers for the establishment. Mr. Carney stated that occupancy estimates seem low based on what we are seeing at other retail facilities. However, Green Rush is planning for the future and how to prevent overcrowding of the facility. Mr. Carney further added that if there were a high volume of customers then Green Rush would hire a third- party security team to manage the parking lot. In Fitchburg, Green Rush is required to work with the police department.

Michael Tusino did not have any comments at this time.

Officer Keith Strange requested clarification with regard the type of sales, which are proposed to be nonmedical sales, and whether the customers would require appointments. Mr. Carney stated that the Framingham store would not be by appointment only. Officer Strange requested clarification regarding delivery of products and how the products would get to the Worcester Road location.

Mr. Carney responded that the delivery facility would provide the day of a delivery but not the time for security purposes.

Officer Strange requested clarification regarding the deposit of fund. Mr. Carney stated that the funds would be located in a drop safe, which would be picked up every 3 days or \$20,000 by Dunbar. Mr. Carney stated that Green Rush wants to keep everything in the front of the facility, therefore, all deposits will be prepared for pick-up, and Dunbar would sign-in and take everything out of the front door. Officer Strange requested clarification regarding management of public transportation, such as bus, cabs, etc. Mr. Carney stated that a third- party security may be required to manage the parking lot.

Robin William requested clarification regarding the type of facility, adult use only and not RMD. Ms. Williams further requested clarification about the bathrooms being only utilized for employees. Ms. Williams questioned if Green Rush would be providing edibles and if there would be any samples available. Mr. Carney stated that there would not be any sampling on-site. Mr. Carney further stated that he has been in touched with Sam Wong.

Attorney Amanda Zuretti presented a series of questions to Green Rush for further clarification.

- that Green Rush, LLC does not appear to have a legal relationship with Green Business. Mr. Carney stated that presently there is no technical relationship, however, the owners have a verbal agreement, completely separate entities.
- that Green Rush provided financial information for personal accounts. Attorney Zuretti questioned if Green Rush, LLC had applied for banking in Massachusetts. Mr. Carney stated that Green Rush has applied to a bank in Greenfield (GFA), which is the only institution that accepts debit. The GFA account will be opened as soon as possible, the account has been approved but Green Rush needs to pay the bank fee.
- clarification regarding legal counsel in Massachusetts. Mr. Carney stated that Green Rush has legal counsel in Washington State and has been having issues finding local council.
- clarification regarding human resources in Seattle, as it appears that Green Rush's only employee is Mr. Carney. Does Green Rush have a hiring plan? Several of the application questions appear to be not lawful in Massachusetts. Mr. Carney stated that Green Rush has implemented a transparency plan, which intends on recording the hiring process.

Amanda Loomis requested clarification regarding the number of off-street parking spaces based on the various uses located at 271 Worcester Road. Ms. Loomis noted that the property backs upon to a residential street and requested that the fence be increased. Ms. Loomis requested clarification regarding the community host agreement.

Jacquetta Van Zandt requested clarification regarding the location of the human resource department being located in Washington State. Ms. Van Zandt stated that it is requested that the business reflect Framingham's diversity. Ms. Van Zandt noted that if Green Rush's human resource department is located in Washington, how will this allow the business to reflect Framingham's diversity? Mr. Carney stated that Green Rush would be hiring a local human resource department that will be local. Mr. Carney stated that Green Rush will work to promote diversity and provided an overview of hiring in Framingham.

Mr. Kezer stated that the provisions of the HCA can include up to a three percent fee community impact fee, and asked if Green Rush objected to this. Mr. Carney questioned how the payment structure will be laid out and requested that the payment of 1.5 percent at end of first of the year and then divide out the 1.5 percent over the course of the following year on a monthly basis.

Open Discussion

Ms. Loomis requested clarification regarding the security cameras. Ms. Loomis noted a few areas that appear to have no camera coverage and would require additional review. Mr. Carney stated that Green Rush would review the cameras and will eliminate any blind spots.

Ms. Williams questioned if any of the products would be open. Mr. Carney stated that no open containers would be present at the facility. Ms. Williams questioned if the HVAC is a shared

system? Mr. Carney responded that they will discuss this with the landlord and will utilize carbon filters to eliminate any smells.

Closing

Mr. Kezer thanked Green Rush 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 11:19am. Mr. Carney stated that he would be sending over an updated diversity plan.

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