

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN190001
Company Name	Patient Centric of Martha's Vineyard, LTD.
Date of MAT Meeting	January 24, 2019
Location of Meeting	Executive Conference Room
Property Location	85 Worcester Road
Type of Application	Marijuana Retail Establishment

Attendance	
Beacon Compassion	<ul style="list-style-type: none"> Devin Hall, Acreage Holdings, Inc. Valerio Romano, Esq., Vicente Sederberg Rebecca Rutenberg, Esq. Vicente Sederberg Geoff Rose, Patient Centric of Martha's Vineyard Frank Matthews, Acreage Holdings, Inc. Scott Rudy, Acreage Holdings, Inc.
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin Williams, Department of Public Health Officer Keith Strange, Police Department Chief Joseph Hicks, Fire Department Jacquetta Van Zandt, Senior Advisory to the Mayor 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

Welcome and Introductions

In the absence of Thatcher W. Kezer, III, Amanda Loomis 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. Furthermore, that the MAT is a recommending body, that makes recommendations to the Mayor relative to Host Community Agreements (HCA).

The members in attendance at the meeting introduced themselves (sign-in sheet attached).

Presentation of Patient Centric of Martha's Vineyard

Mr. Rose stated that Framingham is a very progressive city, which is why they have identified Framingham as the place to be for their business. Mr. Rose provide a brief description of his career in the management in the broadcasting industry and presented Patient Centric of Martha's Vineyard (PCMV). Mr. Rose stated that he would be utilizing his skills from his management career for the operations of PCMV.

Mr. Rudy provided a review of Acreage Holdings concept, which was originally established for the medical marijuana industry. Mr. Rudy stated that although they have shifted into the recreational adult use industry the focus remains on the patients.

Mr. Matthews is the security director for Acreage Holdings and has over 30 plus years, and is a retired Massachusetts State Police colonel. Mr. Matthews stated that he holds a high standard of excellence and recognizes that his representation and the representation of Framingham needs to be well represented.

Mr. Rudy stated that Acreage Holdings operates in 19 states within the United States. PCMV has contracted with Acreage Holdings to rely on their backing and their proven track record for success. Acreage Holdings will be aiding PCMV during the inspections and permitting process, once the community provides an HCA, Acreage Holdings will remain involved. PCMV will have access to the resources that Acreage Holdings has to offer, which is how PCMV will get its business up and running, as well as opened.

Marijuana Advisory Team (MAT) Review

Mr. Kezer then joined the meeting to welcome PCMV and to open the meeting for MAT comments and questions.

Officer Strange requested clarification regarding PCMV's traffic management plan at the proposed location known as 85 Worcester Road. Officer Strange requested further clarification regarding the off-street parking lot that appears to be shared with other users and structures and questioned if PCMV would have their own designated off-street parking spaces or would it be a free for all. Officer Strange further questioned if medical marijuana patients would have designated off-street parking spaces associated with the use.

In reply, Mr. Rudy stated that the use would have access to 16 off-street parking spaces and that PCMV can "work with" Ken's Steakhouse to share the 104 off-street parking spaces that exist between the two structures. Mr. Rudy stated that the proposed use and the site identified would not result in traffic backing up onto Route 9 (Worcester Road).

Attorney Romano stated that if there was an issue with a lack of off-street parking employees of PCMV can park off-site. Mr. Matthews reviewed the two plans provided to the MAT, which included Plan A and Plan B attached hereto.

Officer Strange asked if PCMV has a traffic mitigation plan in places that will take into consideration traffic associated with the holiday seasons as the Golden Triangle area of Route 9 (Worcester Road), Ring Road (around Shoppers World), and Cochituate Road are extremely busy during the holidays. Officer Strange questioned if PCMV would be hiring a parking lot attendant.

Ms. Rutenberg answered that PCMV would be reviewing this and will provide a parking lot attendant as needed. Mr. Rudy stated that PCMV would be working with the City and the Framingham Police Department on this, adding that PCMV would rather be overstaffed and will be rehearsing the opening prior to the official opening.

Officer Strange requested clarification as to how PCMV would prevent diversion of the product and if the parking lot attendant would be able to direct patrons in and out of the parking spaces. Officer Strange stated that PCMV would need to have a plan for people leaving the facility, and to prevent customers from distributing or using marijuana products in the parking lot.

Officer Strange stated that PCMV should have a plan for customers that access the site via public transportation. Officer Strange questioned how PCMV would manage these people while they wait 20 minutes for the next bus to come back.

Officer Strange requested clarification regarding product delivery. Mr. Matthews stated that the delivery of products would be one of the most highly controlled parts of PCMV's operations. Mr. Matthews stated further that PCMV would be utilizing a third party vendor for the purposes of product delivery. Deliveries will be spaced out for better control. Mr. Matthews stated that deliveries would be received in the rear of the structure, which will have a 360-degree camera watching the area and delivery operations at all times. Mr. Matthews further stated that the delivery vehicles will be equipped with cameras and GPS so they know where the vehicle is at all times. Mr. Rudy added that the delivery vehicles are outfitted with the highest level of security and that he has not ever seen anything like it. Mr. Matthews stated that deliveries would never happen during hours of operation.

Officer Strange questioned if PCMV would have access to more than one van. Mr. Matthews stated that there was more than one van, and requested that PCMV have protocols and procedures in place that will manage a delivery van in the event of a breakdown. Officer Strange also recommended that PCMV look into local tow companies, which could hold the vehicle in a secure location. Attorney Romano stated that PCMV would have an expedited agreement with a tow company in case something happens within Framingham.

Officer Strange requested clarification regarding pedestrian access to the site. Officer Strange stated that PCMV should put something in place relative to pedestrian access since Route 9 (Worcester Road) is tough to navigate.

Officer Strange questioned if PCMV has a snow removal plan, a fire evacuation plan, and a lockdown in place or shelter in place plan.

Officer Strange requested information regarding PCMV's cameras and lighting. Officer Strange requested that cameras located within the store be located at different heights. Officer Strange further requested that a camera be located at the point of sales on the counter to allow for a different vantage point.

Officer Strange requested that the Police Department's detective who works on computer cybercrimes be able to review the security system's software and security system to ensure that PCMV complies with the Police Department and the District Attorney Office. Attorney Romano stated that PCMV would be doing what other communities are doing, which is to create direct access to the internal camera system.

Mr. Tusino questioned what was located on the second floor of the structure and whether Tufts Medical would be staying in its location at 85 Worcester Road. Mr. Rudy stated that Tufts Medical is staying in place. PCMV has a separate entrance and staircase. Mr. Rudy stated that there are two sets of stairways. Mr. Tusino stated that as part of the procedure, PCMV would be required to go to the Planning Board for Minor Site Plan Review.

Chief Hicks requested that PCMV consider emergency access for emergency vehicles to ensure access to the structure. Mr. Rudy stated that a parking lot attendant might be the best option. Chief Hicks stated that the Fire Department wants to work with the businesses to be good partners.

Ms. Williams requested information relative to shared space and common area. Ms. Williams questioned if PCMV would have any open products. Ms. Williams stated that odor would be considered a nuisance, which is enforceable by the Health Department.

Ms. Williams asked if PCMV would be a Registered Marijuana Dispensary (RMD) and/or a recreational adult use store. Ms. Rutenberg stated that the store would be for recreational adult use and that the products would be prepackaged. Attorney Romano stated that there would be some products available for viewing by the customers, which will be located in a vented space. Mr. Rudy stated that any open product would be enclosed in a sealed glass case.

Attorney Zuretti presented a series of questions focused on site control, banking, and the place of origin of the products.

Attorney Zuretti requested clarification regarding site control and the negotiations of a lease. Mr. Rudy stated that PCMV has a lease agreement.

Attorney Zuretti questioned where MCPV is banked. Mr. Rose stated that PCMV is banked out of Century Bank for its medical marijuana business Ms. Rutenberg stated that PCMV is "looking into" a bank on the south shore known as Blue Shores and GFA in Gardener who is prioritizing existing accounts.

Attorney Zuretti requested clarification regarding PCMV and Acreage Holdings relationship. Specifically, is Acreage Holdings consulting or the owner of PCMV? Mr. Rose stated that he is the sole owner of PCMV and that Acreage Holdings is purely consultative.

Attorney Zuretti requested clarification regarding the source of PCMV's products. Mr. Rudy stated that Acreage Holdings would be one of the vendors supplying to PCMV. Attorney Romano stated that he has many clients moving through the CCC process and will be able to connect his clients in the near future.

Ms. Loomis stated that prior to the operation of marijuana retail establishment in Framingham PCMV would need to go through Minor Site Plan Review with the Planning Board. Ms. Loomis requested information relative to CCC have required community meeting. PCMV stated that the community meeting is scheduled for next week at the Sheraton Hotel.

Mr. Kezer presented the three percent impact fee and questioned if PCMV had any questions and/or concerns. PCMV stated that they did not have any concerns regarding the three percent impact fee. Mr. Rudy stated that if Mr. Rose becomes a license holder, Acreage Holdings would be behind him to back him up. Any money issues with PCMV and Acreage Holdings will be behind PCMV as well. Attorney Romano provided a review of local hiring, in that PCMV will be looking to hire a diverse workforce.

Attorney Zuretti requested information regarding hiring. Attorney Romano stated that PCMV would be holding a local job fair. Attorney Zuretti requested clarification regarding employee training and how PCMV would be encouraging local employment. Mr. Rudy stated that they would like to keep things local; PCMV cannot run these kinds of businesses if you are not local. Ms. Hall stated that Acreage Holdings is about keeping things local, noting that in their Worcester location they prioritize bi-lingual employees.

Mr. Kezer questioned if they have experience working with the local community. Ms. Rutenberg stated that Acreage Holdings has local roots with national expertise. They have learned a lot of lessons, so they know what works and what does not.

Mr. Kezer stated that the MAT has more applicants than we have licenses. Mr. Kezer stated that Framingham has not decided if we will go to all six at this time. The Mayor is going to rely on the checklist being complete; therefore, right now the MAT has to start making decisions.

Closing

Mr. Kezer thanked PCMV 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)