

Marijuana Advisory Team (MAT) Meeting Minutes



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| Application Number | CAN180006 |
| Company Name | Union Twist, Inc. ("Union Twist") |
| Date of MAT Meeting | January 2, 2019 |
| Location of Meeting | Executive Conference Room |
| Type of Application | Marijuana Retail Establishment |

| Attendance | |
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| Union Twist | <ul style="list-style-type: none"> Michael Ross, Esq., Prince Lobel Marie St. Fleur, Esq., COO Union Twist Amy McNamee, Esq., CEO, Union Twist Kate Crowther, Novus Group Dan Glissman, Esq., Prince Lobel |
| 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 |

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 Union Twist

Attorney Michael Ross presented a review of the property located at 630 Worcester Road, Union Twist and the submitted MAT Application. It was noted that in a prior meeting with the

City of Framingham, before the establishment of MAT, Union Twist was known as Jarden. However, after engaging in meetings with the Union Twist facility in Athol, MA, the group changed its name to Union Twist.

Attorney Ross stated that Marie St. Fleur, who is former Massachusetts State Representative who represented the Fifth Suffolk district from 1999-2011 and now works as a consultant, leads the Union Twist. Attorney Ross then introduced Amy McNamee, Esq., a former Assistant District Attorney in Suffolk County 1998 -2010 who now works in a private practice. Attorney Ross stated that Bradford Baker of FTG Security could not be present today due to a medical emergency.

Attorney Ross provided an in depth presentation of the site, noting that Union Twist has executed a Purchase and Sale Agreement for the property, and will and occupy the entire property. The retail component would be located on the ground floor and Union Twist offices and storage would be in the second floor of the existing structure. It was mentioned that Union Twist would be starting out as a marijuana retail establishment and would later be including a medical component as well.

A review of the security operations was briefly provided, utilizing a jewelry store as an example of its operations. There would be show cases, but no shelves, therefore, nothing for the customers to take. The customers will pick out the desired items and then an employee of Union Twist would go to the vault to get the product.

A brief review of the second floor was presented.

Attorney Ross presented the site plan, which included a review of the off-street parking, site circulation, pedestrian access, etc. Union Twist would be installing a “No Turn on Red” sign at the exit of the property to alleviate potential vehicular and pedestrian conflicts. Also, a tactile strip will be installed at the entrance of the site on both sides of the sidewalk.

Union Twist proposes to operate from 9:00 am to 8:00pm on a daily basis. Product delivery will take place two to three times per week during off-hours. Payment methods will be either cash or debit card transactions. There will be a cash pick-up approximately two to three times per week. Patient delivery will be provided on as needed basis, but will be going from the cultivation center to the patient and not from 630 Worcester Road to the patient.

Union Twist expects to hire 25 employees with an emphasis of hiring a local work force that is comprised no less than 30 percent of the staff reflecting Framingham’s diverse population.

Regarding medical cultivation, the Union Twist facility in Athol, MA is vertically integrated and is located on a 9.5-acre campus. The Athol facility is presently growing medical marijuana but not adult use at this point. Therefore, the source of product for the adult use side will be purchased, while medical marijuana will be grow and processed by Union Twist.

Marijuana Advisory Team (MAT) Review

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

Attorney Zuretti presented a series of questions, requesting information about site control, banking, and the Host Community Agreement (HCA) conditions. Kim Crowther stated that the property is presently under agreement and has a LOI/lease with an option to purchase, furthermore, Union Twist recently executed a purchase and sales agreement for the property. Attorney Zuretti requested a copy of the executed purchase and sales agreement, noting that site control is a threshold requirement for a Host Community Agreement (HCA).

Attorney Zuretti also requested clarification regarding banking. Attorney Dan Glissman stated that Century Bank has been fine holding money since there has been no funds yet just receipts.

Attorney Zuretti referenced M.G.L. c. 44, Section 53A regarding grant or donations and questioned if Union Twist has an opinion as to whether community impact fees were considered grants or donations to the community.

Union Twist stated that the CCC has been pushing back on this since the Fall River application and that While Union Twist remains open to reasonable requests it has been watching very closely to see what the CCC does about this issue.

Attorney Zuretti requested further clarification as to how Union Twist viewed the funds obtained through the HCA. Attorney Glissman responded that the gift or grant language came from the execution of HCAs on the RMD side. DOR has made an opinion that excluded HCA fees from general fund but agrees these funds should be part of the general fund. Ms. St. Fleur further added what is the impact on the community, should it be a charitable contribution vs. payment into the general fund.

Officer Keith Strange requested clarification regarding the transportation of product to the Union Twist facility at 630 Worcester Road and how many vehicle would be utilized for the transporting of product.

Union Twist responded that they would have a sufficient number of vehicles to ensure randomize trips to the site. Officer Strange stated that the Police Department would like to see multiple vehicles. Officer Strange requested information about how Union Twist would manage a disabled vehicle while transporting product. Officer Strange noted that the "No Turn on Red" sign would require a meeting with MASSDOT.

Officer Strange discussed the presence of pedestrian activity relative to both residential and commercial uses on and near Route 9 (Worcester Road). Officer Strange requested enhanced lighting for the site and, if possible, installation roof- top cameras to view east and west bound as far as possible on Route 9 (Worcester Road). Officer Strange further requested to review Union Twist's security plan.

Union Twist stated that they would like to schedule a meeting with the Police Department, that they would be hiring skilled security officers, in addition to securing the facility, they would conduct regular foot reviews of the site.

Officer Strange requested that Union Twist provide a point of contact in the event of an emergency or if an alarm is tripped, and that the Police Department's Cyber Security Decisive take a look at the security system to ensure it complies with the City's requirements.

Ms. McNamee stated that they intend to work with law enforcement and understand the importance of cameras and security. Kate Crowther requested to schedule a meeting to review the security plan.

Robin Williams requested clarification as to what would be opening at 630 Worcester Road, whether it would be an adult use vs. RMD. Union Twist stated that they would likely be opening both uses. Ms. Williams requested clarification regarding the purchasing of the structure relative to odor. Ms. Williams referenced the Health Department regulations for adult use and RMDs.

Michael Tusino question if the existing tenants of 630 Worcester Road know about the intentions for the property and do they have an exit plan? Ms. Crowther stated that the existing tenants do know, they are presently operating on a 30-day extension and are tenants at will. Once everything is finalized they will provide the tenants final notice.

Dana Haagensen questioned if the building plans were prepared by a registered architect and if so will that person be used during the construction process. Mr. Haagensen questioned if Union Twist was concerned about overcrowding and if they any specific plans relative to managing a rush of customers.

Amanda Loomis requested that the fencing along the property boundaries remain in good shape and that any area of the fence that becomes broke needs to be repaired.

Jacquetta Van Zandt requested clarification as to whether Union Twist had developed a process for recruiting a diverse staff.

Ms. St. Fleur stated that it is all about what you do "up front". Union Twist will be looking at how to bring in and provide opportunity for Framingham's underserved population. Ms. St. Fleur stated that you don't need to have to have specific skills, Union Twist will need lead time to do outreach, training, and develop skill sets. Union Twist aims to have a strong presence for various populations and make reflective of the community.

Ms. Van Zandt referenced programs that have been popping up that help move people into the cannabis industry encouraging Union Twist to conduct outreach to Framingham's community organizations. Ms. St. Fleur stated that she would like to have ongoing conversations with the Mayor's office to better understand the needs of Framingham and the community.

Union Twist noted that if they were unsuccessful in obtaining their minimum of 30 percent diversity goal, then they would like to put funds into the City jobs program.

Michael Tusino requested clarification regarding the number of employees.

Mr. Kezer presented the three percent impact fee to Union Twist and questioned if they had any reservations about this number. Union Twist stated that they did not have any reservations. Union Twist and Mr. Kezer discussed the recent Social Law Library discussion relative to the impact fee. Ms. Crowther stated that Union Twist wants to the maximum allowed but would want to make an impact. Union Twist stated that they have interest in providing a grant to various charities being good corporate citizens but would not want this to be included in the HCA.

Mr. Kezer addressed the need for Union Twist to take a look at the area when informing the neighbors of a community meeting. Ms. Crowther states that none of the residents of the Georgetown Apartments would be included in the 300' mailing since the property is under one ownership. However, Union Twist will be reaching out to the residents Georgetown Apartments to ensure they know about the community outreach meeting. Union Twist noted that the community outreach meeting is scheduled for January 7, 2019.

Closing

Mr. Kezer thanked Union Twist 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 1:32pm.

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