

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN190005
Company Name	Humboldt Masters LLC (“Humboldt Masters”)
Date of MAT Meeting	May 15, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Humboldt Masters	<ul style="list-style-type: none"> Elliot Andrew (“Andrew”) Kazakoff, Manager Omar Lawrence
MAT	<ul style="list-style-type: none"> Thatcher W. Kezer III, COO, Chair Robin E. Williams, Department of Public Health Chief Joseph Hicks, Fire Department Officer Keith Strange, Police Department Michael Tusino, Building Commissioner, Department of Inspectional Services Jacquetta Van Zandt, Senior Advisory to the Mayor 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 Humboldt Masters

Andrew Kazakoff presented an overview of Humboldt Masters, which included a summary of their history and the process of trying to find a location in Framingham.

Mr. Kazakoff stated that Humboldt Masters seek licensure as an adult use marijuana retail establishment to be located in an existing structure that is approximately 14,000 sf. Mr.

Kazakoff stated that the proposed location at 1094 Worcester Road is presently underutilized and the addition of their facility would make a positive impact on the area.

Mr. Kazakoff provided a brief review of the security plan with proposed installation of 360-degree security cameras, plans for trash disposal, and a panic alarm system.

Hours of operation would be consistent with what the City requires. Humboldt Masters proposed signage to be located on the existing freestanding sign and that would be compliant with the City's sign regulations.

The property has 48 off-street parking spaces that would be dedicated for use by Humboldt Masters. If traffic and/or off-street parking becomes an issue Humboldt Masters will conduct a traffic survey and will also hire an off-street parking lot attendant.

Mr. Kazakoff stated that they would have open communications with the neighborhood and abutters. Omar Lawrence introduced himself and described his educational and professional background, with a description of his current retail fish business in Boston.

Mr. Lawrence stated that Framingham is a diverse community that is up and coming, and Humboldt Masters feels that they would help improve the community. Mr. Lawrence stated that Humboldt Masters has no issues with the three percent impact fee since it will help the community. Mr. Lawrence further went into the hiring practices of Humboldt Masters, which included hiring locally, which is very important, with 40 percent of the employees being from Framingham. Mr. Lawrence presented an overview of Humboldt Master's plan for prevention of diversion to minors.

Mr. Kazakoff provided a reason why he and Mr. Lawrence partnered together. Mr. Kazakoff stated that he is the management of the business, while Mr. Lawrence will be doing the management of the retail and the day to day operations.

Humboldt Masters provided a review of their rotational program, also known as an accelerator program, which is seen in the industry as being run like a venture capital program. Members of the Humboldt Masters team would learn the front of the house and the back of the house operations. There would be 2-3 months of a rotation through the core aspects of a vertically integrated business: 2-3 months in accounting; 2-3 months in transportation; and 2-3 months in retail with the long-term goal of having employees learn to open and operate their own businesses based on what they have learned.

Mr. Kazakoff and Mr. Lawrence reviewed their philanthropic goals, specifically, prevention of domestic abuse and drug abuse.

Marijuana Advisory Team (MAT) Review

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

Officer Strange provided a review of the Police Department's standpoint relative to security. Officer Strange stated that the Police Department would need to review a security plan, a traffic plan, and operation protocols, in addition to anything related to point of purchase and diversion management and

a floor plan. Officer Strange stated that it's the Applicant's responsibility to manage the off-street parking lot and not depend on detail officers. Officer Strange requested that Humboldt Masters have an area for public transportation and management of pedestrian traffic. Officer Strange requested that Humboldt Masters have a protocol regarding deliveries, in addition to having a system in place if a delivery vehicle breaks down. Officer Strange stated that having a fire station very close on the opposite side of Route 9 (Worcester Road) will cause delays in traffic, and Humboldt Masters will need to know how to manage traffic relative to their business. Officer Strange concluded with a request for clarification regarding any disqualifiers on the CORI that would prevent someone from working for Humboldt Masters.

Michael Tusino requested clarification regarding slide 9 of the PowerPoint presentation, relative to construction permits. Mr. Lawrence stated that they would need interior build-out, but no exterior modifications. Mr. Tusino questioned if the use would require a change in footprint. Mr. Lawrence stated that there were no proposed footprint changes.

Attorney Zuretti asked if Humboldt Masters had filed as an entity with the Secretary of the Commonwealth and asked if a notice of lease has been executed with the owner of the real estate. Attorney Zuretti stated that Humboldt Masters will need to confirm that sewer and water bills are paid up to date, noting that Framingham has an aggressive program to ensure that people are being billed properly. Attorney Zuretti stated that the MAT would need to know where Humboldt Masters is banked.

Ms. Van Zandt requested information relative to Humboldt Masters' diversity plan, in addition to clarification as to how Humboldt Master plans on hiring 40 percent of its employees from Framingham. Ms. Van Zandt stated that Framingham has a large Brazilian population, where English is not their first language. Ms. Van Zandt questioned how Humboldt Master plans on training these individuals. Ms. Van Zandt requested clarification as to how Humboldt Masters would allow employees to move from retail to decision making roles. Mr. Lawrence stated that with Framingham's diverse population that speak multiple languages, Humboldt Masters will want to have people that are fluent in multiple languages so they can communicate with the customers. Ms. Van Zandt questioned where Humboldt Masters would recruit people from. Mr. Lawrence stated that they would be putting up a website, using local sources, and utilizing Framingham Career One.

Robin E. Williams requested clarification regarding odor control. Ms. Williams stated that the Health Department has its own regulations that Humboldt Masters would need to comply with.

Mr. Kezer questioned if Humboldt Masters had any questions and/or concerns regarding the proposed three percent community impact fee. Mr. Kezer questioned if Humboldt Masters had held a community outreach meeting, and if they had not the MAT would like for the abutters list to go beyond a 300-foot radius. Mr. Kezer provided a review of the status of the HCA. Mr. Kazakoff questioned if they should send Humboldt Masters draft HCA for MAT review. Attorney Zuretti followed up providing information relative to the Framingham HCA process.

Closing

Mr. Kezer stated that the MAT process is highly competitive and that the MAT is coming to the end of the process for making recommendations to the Mayor relative to HCAs.

Mr. Kezer thanked Humboldt Masters for coming in for the MAT meeting. It was noted that any additional submittals, requests, and/or questions should go through Ms. Loomis.

Voted by the MAT on July 10, 2019 (Vote 4-0-0)