

## Marijuana Advisory Team (MAT) Meeting Minutes



<b>Application Number</b>	CAN180010
<b>Company Name</b>	BCWC LLC, seeking name change to "NovaFarms"
<b>Date of MAT Meeting</b>	May 1, 2019
<b>Location of Meeting</b>	Executive Conference Room
<b>Type of Application</b>	Marijuana Retail Establishment

<b>Attendance</b>	
NovaFarms	<ul style="list-style-type: none"><li>• Derek Ross, Manager, BCWC LLC</li><li>• Meg Sanders, Will &amp; Way</li><li>• Zach Allen, Cannatech, LLC and Nova Farms</li><li>• Blair Fish, BCWC LLC</li><li>• Patrick Moynihan, McCormack Suny, LLC</li></ul>
MAT	<ul style="list-style-type: none"><li>• Robin Williams, Department of Public Health</li><li>• Chief Joseph Hicks, Fire Department</li><li>• Officer Keith Strange, Police Department</li><li>• Michael Tusino, Building Commissioner, Department of Inspectional Services</li><li>• Jacquetta Van Zandt, Senior Advisory to the Mayor</li><li>• Amanda Loomis, Planning Board Administrator</li></ul>
Legal Counsel	<ul style="list-style-type: none"><li>• No Legal Counsel Present</li></ul>

### Welcome and Introductions

Amanda Loomis, welcomed the group back to a meeting with the Marijuana Advisory Team (MAT) for review of new material.

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

### Presentation of NovaFarms

NovaFarms provided an update regarding a community meeting held in late February, which only notified abutters within 300 feet of the property boundaries at 1151 Worcester Road. Based on feedback from the Marijuana Advisory Team (MAT) and the neighborhood, NovaFarms held a second community meeting on April 18, 2019, at the Sheraton Hotel included abutters within a 1000-foot radius of the property.

NovaFarms stated that they were able to put the property at 1137 Worcester Road, under contract and have received an extension for such contract until May 24<sup>th</sup>.

NovaFarms provided a review of the first-ever outdoor cultivation location in Massachusetts, which is a 90-acre farm in Sheffield. The outdoor cultivation facility will be a full working farm, with goats and cows. Nova Farms provided an overview of the outdoor grow facility. It was noted that on April 30, 2019, the Cannabis Control Commission (CCC) provided NovaFarms with a series of benchmarks that needed to be satisfied before they could begin operations on the farm.

NovaFarms presently is building out its first dispensary in Attleboro, Massachusetts. A Framingham location would be the organization's second dispensary.

Members of the NovaFarms team presented the new location, which included abandoning the location at 1151 Worcester Road, which based on feedback from neighbors is a better location. The new location will receive a new façade, an increase in the amount of landscaping, a security system, installation of a new fence, and an update to the off-street parking lot. It was noted that there were concerns from neighbors about light spillover.

NovaFarms stated that 40 to 50 percent of their employees would be minority.

The site will have approximately 44 off-street parking spaces, with access and egress on Route 9 (Worcester Road). NovaFarms stated that the facility would be able to manage a maximum of 264 customers per hour or 2,640 people per day. The estimated maximum revenue would be approximately \$10 million, with the average sale being \$45. The facility is expected to be open 363 days per year.

The NovaFarm team reviewed the Community Outreach Meeting that was held. Concerns from those who attended, included light leakage, people missing the entrance and using Tower Street for parking, off-street parking on-site, in addition to other concerns that were fixable according to NovaFarms.

The interior of the facility would have 15-20 registers and kiosk, with a free-flowing design where customers can view products before getting into checkout pods.

To address issues with overflow off-street parking, NovaFarms has secured satellite off-street parking with the Framingham Sheraton Hotel. NovaFarms would have access to approximately 60 off-street parking spaces for the opening, and then reduced to 30 off-street parking spaces for employee parking for one year.

The MAT questioned if NovaFarms would have a parking lot attendant at the Sheraton Hotel satellite location, which would prevent people from smoking and/or consuming products.

NovaFarm Farms stated that they have entered into agreements with Plymouth Armor Group and Windmill International Inc. for the purposes of security.

## **Marijuana Advisory Team (MAT) Review**

Ms. Loomis requested comments, questions, and/or requests for additional information.

Jacquetta Van Zandt requested clarification and additional information relative to diversity. Ms. Van Zandt questioned if NovaFarms was planning to hire minorities, if so how would they recruit and promote upward mobility. Blair Fish stated that NovaFarms expects to hire a diverse staff that reflects Framingham's diversity, and has policies in place to do so. Zach Allen stated that presently he is the sole employee of the farm, but recently has decided to hire another employee. Mr. Allen stated that NovaFarms has not yet hired a full executive team yet but plans to do so over the next two months, in addition to hiring an additional ten employees. The Manufacturing and retail facility in Attleboro plans to bring on an additional 30 employees.

Chief Hicks stated that the Fire Department does not have anything at this time, other than if the existing structure has a Municipal Circuit Master Box.

Officer Keith Strange requested information about NovaFarm's security plan, specifically regarding diversion and the management of diversion. Officer Strange stated that the Police Department would review the security plan at a later point in the process to ensure compliance with Framingham's security requirements. Officer Strange stated that the Police Department will not develop NovaFarms' security plan, this should be prepared by NovaFarms in accordance with the CCC Regulations. Officer Strange further stated that the Police Department would not be responsible for managing traffic, but rather utilize parking lot attendants for management on-site. Officer Strange requested that NovaFarms have procedures in place relative to delivery operations.

Robin Williams questioned if NovaFarms would be operating an adult use or RMD facility. Derek Ross stated that NovaFarms would start as an adult use facility and may later integrate through a hybrid license. Ms. Williams requested clarification regarding food and other goods sold at the proposed facility. Mr. Ross stated that the edibles would be prepared at the farm. Ms. Williams questioned if the facility would have a freezer. Mr. Ross stated that a freezer would be used for edibles and products with a short shelf life.

## **Closing**

The MAT thanked NovaFarms 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 11, 2019 (Vote 4-0-0)