



FRAMINGHAM MARIJUANA ADVISORY TEAM (MAT)
 150 CONCORD STREET, FRAMINGHAM, MA 01702

Marijuana Advisory Team (MAT) Quarterly Report

Report Number	MAT Quarterly Report, FY20 Number One
Report Date	October 10, 2019
Quarter	July 1, 2019 – September 30, 2019
Members of MAT	Thatcher W. Kezer III, Chief Operating Officer, Chair; Robin E. Williams, Environmental Health Manager, Health Department, as designee for Samuel S. Wong, Ph.D., Health Department Director; Michael A. Tusino, Building Commissioner, Department of Inspectional Services (Building Department); Amanda Loomis, Planning Board Administrator; Dana Haagensen, Director of Administration & Finance, Fire Department, designee for Chief Joseph Hicks, Fire Department; Officer Keith Strange, Police Department; Jacquetta Van Zandt, Senior Advisor to the Mayor on External Affairs
Legal Counsel	Amanda Zuretti, Esq., Petrini & Associates, P.C., designee for City Solicitor

Executive Summary

The Marijuana Advisory Team (MAT), continues to administer Policy of the Mayor 02-18, through the publication of this MAT Quarterly Report, FY20 Number One for the period from July 1, 2019, through September 30, 2019. During the first quarter of FY20, only one (1) MAT Application, which was incomplete, was submitted for review and consideration. The Mayor has extended invitations to negotiate Host Community Agreements (“HCA”) with six (6) marijuana retail establishments. During FY20, the City will focus on the completion of Host Community agreements with two applicants with pending HCA.

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Purpose of the MAT Quarterly Report

Pursuant to the Policy on Host Community Agreements for Marijuana Establishments and Registered Marijuana Dispensaries (Policy of the Mayor 02-18, Effective date of November 14, 2018), the Marijuana Advisory Team (MAT) is required to prepare a Quarterly Report of its activity.

Introduction

During Quarter One (July 1, 2019 – September 1, 2019) of FY20, the MAT focused on the referral of recommendations to the Mayor for negotiation of HCA. The MAT received one (1) MAT Application for an HCA for a Marijuana Cultivation Establishment. This application was, and remains, incomplete.

Marijuana Advisory Team (MAT) Meetings

The MAT schedules regular meetings for the first and third Wednesday of each month. The MAT did not meet during Quarter One of FY20 due to the lack of MAT Applications requiring review.

Quarterly Reporting for the Marijuana Advisory Team (MAT): July 1 – September 30, 2019

MAT Applications

The sole MAT Application received between July 1, 2019, and September 30, 2019 was for a marijuana cultivation establishment. This application was, and remains, incomplete through the end of Quarter One of FY20. Table 1 – MAT Application Statistics (July 1, 2019 through September 30, 2019). Given that six (6) marijuana retail establishments were invited to negotiate Host Community Agreements (HCA) with the Mayor, a decrease in MAT Application activity was expected.

Of the MAT Applications received to date, only thirteen (13) percent are for marijuana establishments other than adult-use retail establishments.

The MAT Website provided a statement that *“The MAT is presently not accepting MAT Applications for marijuana retail establishments at this time. The City is limited to six (6) Host Community Agreements (HCA) pursuant to the Framingham General By-Laws. The Mayor has extended six (6) invitations to negotiate HCAs for marijuana retail establishments. If anything changes this msg. will be updated.”* Such statements will be updated if the number of HCA invitations increases or negotiations with one (1) of the six (6) marijuana retail establishments does not work out.

Table 1 - MAT Application Statistics (July 1, 2019 – September 30, 2019)

	July 2019	August 2019	September 2019	Total
Application Numbers	0	1	0	1
Number of MAT Meetings	0	0	0	0
Number of MAT Applications Reviewed During a MAT Meeting	0	0	0	0

Host Community Agreements

From July 1, 2019, through September 30, 2019, the City worked with marijuana establishments and Registered Marijuana Dispensaries (RMD) to execute HCAs. Below is a summary of all the marijuana establishments and RMDs status of HCAs with Framingham.

Five (5) Marijuana Retail Establishment HCA Signed

- Union Twist (Adult-use Retail Only) – 630 Worcester Road
 - HCA was signed on March 26, 2019
- Temescal Wellness (Adult-Use Retail Only) – 665 Cochituate Road
 - HCA was signed on May 13, 2019
- Cultivate Holdings, LLC (Adult-use Retail and RMD) – 250 Worcester Road and 2 Pierce Street
 - HCA was signed on July 10, 2019
- Innovative Flower, LLC, d/b/a CROP (Adult-use Retail Only) – 655 Cochituate Road
 - HCA was signed on September 30, 2019
- BCWC, LLC (change of name to NovaFarms pending)(Adult-Use Retail Only) – 1137 Worcester Road
 - HCA was signed on August 28, 2019

One (1) Marijuana Retail Establishment HCA Pending

- Patient Centric of Martha’s Vineyard, Ltd. (Adult-use Retail Only) – 85 Worcester Road
 - Awaiting applicant’s calculation of inflow and infiltration fee, which will be reviewed by DPW

Two (2) Marijuana Manufacturing/Production/Cultivation Establishment HCA Agreement Signed

- Cloud Creamery – 119 Herbert Street
 - HCA was signed on July 26, 2019
- Caregiver Patient Connection – 60 and 61C Tripp Street
 - HCA was signed on July 22, 2019

One (1) Marijuana Manufacturing/Production/Cultivation Establishments under negotiation for HCA

- Commonwealth Farm 1761 (Manufacturing/Cultivation/Production) – 1062 Edmands Road
 - Terms of community impact fee are in negotiation.

MAT Application Status

The Mayor's Office, in consultation with the City Solicitor, and members of the MAT, negotiated HCAs for all marijuana establishments and/or RMDs that accepted the City's invitation for an HCA. Below, in Table 2 – MAT Applications relative to HCA Acceptance, provides a snapshot of the MAT Applications that have accepted an offer to negotiate an HCA with the City.

Table 2 – MAT Application relative to HCA Acceptance

MAT App #	Organization Name	Location	Type of Application	MAT Recommendation	HCA Status	Operation
CAN18-4	The Caregiver-Patient Connection, Inc.	60 and 61 Tripp St	Production/ Processing/ Cultivation	Vote to recommend negotiation of HCA to Mayor (02/27/2019)	HCA Signed on July 22, 2019	Pending CCC Approval
CAN18-6	Union Twist, Inc.	630 Worcester Rd	Marijuana Retail and RMD	Vote to recommend negotiation of HCA to Mayor (01/09/2019)	HCA Signed on March 6, 2019	Pending CCC Approval
CAN18-7	Commonwealth Farm 1761, Inc.	1062 Edmands Rd	Production/ Processing/ Cultivation	Vote to recommend negotiation of HCA to Mayor (05/01/2019)	Pending	Pending HCA
CAN18-8	Temescal Wellness of Massachusetts, LLC	665 Cochituate Rd	Marijuana Retail	Vote to recommend negotiation of HCA to Mayor (02/06/2019)	HCA Signed on May 13, 2019	Pending CCC Approval
CAN18-9	Cultivate Holdings, LLC	250 Worcester Rd	Marijuana Retail and RMD	Vote to recommend negotiation of HCA to Mayor (03/06/2019)	HCA Signed on July 10, 2019	Pending CCC Approval
CAN18-10	BSWC, LLC (aka NovaFarms)	1137 Worcester Rd	Marijuana Retail	Vote to recommend negotiation of HCA to Mayor (05/15/2019)	HCA Signed on August 28, 2019	Pending CCC Approval
CAN18-12	Cloud Creamery, LLC	119 Herbert St	Processing	Vote to recommend negotiation of HCA to Mayor (03/21/2019)	HCA Signed on July 26, 2019	Pending CCC Approval
CAN19-1	Patient Centric of Martha's Vineyard, Ltd.	85 Worcester Rd	Marijuana Retail	Vote to recommend negotiation of HCA to Mayor (05/15/2019)	Pending	Pending HCA
CAN19-3	Innovative Flower, LLC d/b/a CROP	655 Cochituate Rd	Marijuana Retail	Vote to recommend negotiation of HCA to Mayor (03/21/2019)	HCA Signed on September 30, 2019	Pending CCC Approval

Marijuana Advisory Team (MAT) Department Report

The MAT is represented by several municipal departments. This Section of the Quarterly Report provides an overview of marijuana establishment related permitting and/or reporting from the various MAT departments.

Framingham Planning Board

The Planning Board received three (3) applications and granted three (3) decisions for Minor Site Plan Review between July 1, 2019, and September 30, 2019. Below is information relative to the three (3) applications reviewed by the Planning Board between July 1, 2019, and September 30, 2019.

- **1137 Worcester Road (Approved by the Planning Board on July 25, 2019)**
 - **Applicant** BSWC, LLC (change of name to Nova Farms pending)
 - **Application Type** Minor Site Plan review
 - **Date of Decision** July 25, 2019
 - **Project Summary** The project includes the reuse of an existing structure for an adult-use retail marijuana establishment.
 - **Property Information** The property is zoned Business (B) located in the Highway Corridor (HC) and Marijuana Retail Establishment (MRE) Overlay Districts, and listed as Framingham Assessor's Parcel ID: 089-14-3154-000
- **1062 Edmands Road (Approved by the Planning Board on August 15, 2019)**
 - **Applicant** Commonwealth Farms 1761, Inc.
 - **Application Type** Minor Site Plan review
 - **Date of Decision** August 15, 2019
 - **Project Summary** The project includes the construction of an indoor marijuana establishment for cultivation and product manufacturing, in addition to off-street parking, landscaping, and associated site improvements.
 - **Property Information** The property is zoned Single Family Residential (R-4) and listed as Framingham Assessor's Parcel ID: 033-14-1194-000.
- **85 Worcester Road (Approved by the Planning Board on August 22, 2019)**
 - **Applicant** Patient Centric of Martha's Vineyard, Ltd.
 - **Application Type** Minor Site Plan review
 - **Date of Decision** August 22, 2019
 - **Project Summary** The project includes the reuse of an existing structure for an adult-use retail marijuana establishment from Patient Centric of Martha's Vineyard.
 - **Property Information** The property is zoned Business (B), located in the Marijuana Retail Establishment (MRE) and Highway Corridor (HC) Overlay District, and listed as Framingham Assessor's Parcel ID: 093-34-9047-000