

Marijuana Advisory Team (MAT) Meeting Minutes



Application Number	CAN190009
Company Name	Richards Flowers, LLC
Date of MAT Meeting	December 4, 2019
Location of Meeting	Executive Conference Room
Type of Application	Marijuana Retail Establishment

Attendance	
Richards Flowers, LLC	<ul style="list-style-type: none">• Blake M. Mensing, Esq., The Mensing Group, LLC• Alan Silverman, Richards Flowers, LLC
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• Michael A. Tusino, Building Commissioner, Department of Inspectional Services (Building Department)• Amanda Loomis, Planning Board Administrator
Legal Council	<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.

Presentation Richards Flowers, LLC

Mr. Silverman provided a brief review of his background and his company, Richards Flowers, LLC. Mr. Silverman described his connection to Framingham, past work history and hobbies, and the path he took that led him to enter the cannabis industry. Mr. Silverman provided a detailed summary as to how the property located at 296 Irving Street was identified.

Mr. Silverman stated that Richards Flowers, LLC will apply for Tier 1 Marijuana Cultivator or Marijuana Product Manufacturer, or both, to be located at 296 Irving Street. It was noted by Mr. Silverman that this proposal may be the smallest grow facility in the State.

Attorney Mensing provided a review of the quality and quantity of the proposed product which would be more of a craft item rather than bulk stock.

Mr. Silverman stated that by operating a smaller facility he would be able to focus on each plant as an individual item rather than growing plants in bulk. Mr. Silverman stated that he has expertise in the growing of these plants.

Mr. Silverman provided a general summary of his planned within the existing structure located at 296 Irving Street, emphasizing that he intends to hire employees from the South Framingham area within walking distance of his cultivation facility.

Attorney Mensing stated that, in addition to serving as legal counsel for marijuana establishments, he has operated or been affiliated with several marijuana retail establishments. Attorney Mensing stated that because of its small size, Richards Flowers, LLC will be a specialty grow facility. Attorney Mensing stated one of his other enterprises may purchase from Richards Flowers, LLC and that he is able to connect Richards Flower LLC with other marijuana retail establishments seeking to purchase cannabis. Mr. Silverman noted he sees this as a “win-win” for his company.

Marijuana Advisory Team (MAT) Review

Mr. Kezer thanked Mr. Silverman and Mr. Mensing for their presentation and opened the floor to members of the MAT for questions and comments.

- Robin Williams requested clarification regarding the type of application that Richards Flowers, LLC would be applying for. It was unclear as to whether Richards Flowers LLC would only be a marijuana cultivator and/or a production facility. Mr. Silverman stated that Richards Flowers, LLC would start as a marijuana cultivation establishment and then expand into the manufacturing industry.
- Ms. Williams further questioned if Richards Flowers, LLC would produce products for medicinal, adult use, or both.
- Mr. Silverman stated that Richards Flowers LLC would be geared towards cultivation and manufacturing for adult use sales. Ms. Williams stated that such use would require Board of Health permits, and that Richards Flowers LLC would need to address odor, especially since the use shares a building with another tenant.
- Mr. Silverman stated that the location does allow for two uses and odor would be managed. Ms. Williams asked if they would be extracting oils and if so, using what means to do so, e.g. solvents. Mr. Silverman stated that they would be offering a wide variety of products and would not be focused only on extraction for oils.

- Dana Haagensen stated that the extraction process would require permits and an agreement with the Fire Department, if such extraction included flammables.
- Mr. Silverman stated that Richards Flowers, LLC would not be utilizing flammables and would rather only be utilizing a press extraction process.
- Mr. Haagensen stated that they recently had a fire at 296 Irving Street and questioned if the owner of the property would be installing a fire system within the structure.
- Mr. Silverman stated that the landowner is working on updating the property for the purposes of fire safety. Mr. Silverman further stated that Richards Flowers, LLC would add smoke alarms and would update wiring within their portion of the structure.
- Officer Keith Strange stated that Richards Flowers, LLC needs to make sure that a security plan is prepared by a professional and needs to be robust and provided a review of the traffic including school bus and Adessa truck traffic.
- Mr. Silverman questioned the MAT relative to the construction and use of a sally port to ensure pick-up operations are secure
- Officer Strange noted that Massachusetts Correctional Institution (MCI) Framingham is located across the street and asked if Mr. Silverman understood that there is prerelease housing (from incarceration) and a detoxification shelter down the street from 296 Irving Street. Mr. Silverman was not aware of this.
- Officer Strange advised that Mr. Silverman should take into account that that the neighboring community may be sensitive to the presence of his proposed facility and that notice of a Community Outreach meeting should include notice to the Commonwealth and the halfway house and shelter.
- Officer Strange requested clarification regarding the transportation of products from the facility. Mr. Silverman stated that the products would be transported by a third- party transportation company and that Richards Flowers, LCC would not be transporting any products on their own.
- Attorney Mensing provided a review of the third-party transport company. Officer Strange stated that the third party needs to have a breakdown plan in place in the event of a breakdown on public roadways.
- Officer Strange also informed the applicant and his counsel that there is increased traffic during certain times of year associated with Merchant Soccer Fields and other youth activities. Mr. Silverman and Attorney Mensing provided a review of transportation options.
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- Attorney Zuretti stated that there is a marijuana cultivator located on Tripp Street, and mentioned that it might be worthwhile for to the applicant and for Attorney Mensing to review HCAs executed with The Caregiver-Patient Connection, LLC.
- Attorney Zuretti questioned if the certificate to do business for Richards Flowers, LLC had been updated from a florist to a marijuana cultivator.

- Mr. Silverman stated that the certificate had been updated to reflect the proper use. Mr. Silverman stated that they were trying to keep a low profile so as to not attract attention from unwanted individuals.
- Attorney Zuretti questioned if a Letter of Intent or Notice of Lease has been executed and recorded with the Register of Deeds and if the lease permits the applicant to cultivate marijuana at 296 Irving Street.
- Attorney Zuretti asked if independent transporters would transport cannabis to retailers, and Attorney Mensing stated that Richards Flowers, LLC, is presently working to contract with Eagle Eye and Plymouth Armor Group, both based in Plymouth, Massachusetts.
- Attorney Zuretti asked if Richards Flowers, LLC has hosted a community outreach meeting yet.
- Mr. Silverman stated that they were waiting for the MAT meeting to take place prior to scheduling the community meeting. Attorney Zuretti requested that Richards Flowers, LLC plan a broader public outreach, which is more than 300 feet from the property boundaries.
- Attorney Zuretti questioned if Richards Flowers, LLC was banked and if so where. Mr. Silverman stated that they are banked with Gardner Federal Credit (GFC).
- Attorney Zuretti recommended that Richards Flowers, LLC speak with the Department of Public Works (DPW) to determine and monitoring water usage. Such discussion would be about permitting and potential impacts of the project on the water infrastructure.
- Amanda Loomis questioned if the existing convenience store will stay in place once Richards Flowers, LLC is in operation. Mr. Silverman stated that there may be an opportunity for Richards Flowers, LLC to take over the entire structure, but if he were able to do so, the business will still remain in a Tier 1 operation.
- Ms. Loomis questioned Richards Flowers, LLC about off-street parking and site lighting.
- Mr. Tusino requested clarification as to what portion of the structure is intended to be occupied by Richards Flower, LLC and what the present use is.
- Mr. Silverman stated that the portion of the structure that Richards Flower, LLC intends to lease is occupied by a tech company that tests electronic parts from China. Mr. Silverman stated that the tech company is growing and looking for a more professional location and is also in need of more space.
- Mr. Tusino stated that site plan review from the Planning Board would be required. Once site plan review has been completed, then Richards Flowers, LLC will need a building permit from the Department of Inspectional Services.
- Mr. Silverman stated that the only real change will be the bricking up of windows in the rear and then an overhaul of the electrical system.
- Mr. Kezer requested clarification of the relationship between Richards Flowers, LLC and Attorney Mensing.

- Attorney Mensing provided further clarification of their business partnership.
- Mr. Kezer provided an overview of the requested three percent community impact fee which is the standard for all marijuana establishments in Framingham. Mr. Kezer questioned if Richards Flowers, LLC had any questions and/or objections to this requirement.
- Mr. Silverman stated that he is fine with this requirement. Mr. Kezer stressed to Richards Flowers, LLC that the conversation does not end here.
- It was noted that Ms. Loomis is the keeper of the records and if they had any questions to reach out to her. Mr. Kezer further stated that once the MAT feels the MAT application package is completed then the MAT will convene and make a determination as to whether or not to make a recommendation to the Mayor to negotiate a Host Community Agreement (HCA).
- Mr. Kezer stated that if the MAT recommends Richards Flowers, LLC to the Mayor then the City will start the HCA negotiations.

Open Discussion

Attorney Mensing requested a timeline for a determination from the MAT.

Closing

Mr. Kezer thanked Richards Flower, LLC 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 MAT Meeting concluded and adjourned at 11:10am