

Atty. Pusateri, City Solicitor requested that all comments to be focused on application at hand.
Timothy Robinson, 17 Brigham Park: Is concerned with transporting Cannabis thru city to 3 dispensaries.
Bert: Product is locked and secured and transported to Somerville, and two locations in Cambridge. The process is very safe, very secure in non-descript vehicles via a security company by mostly veterans that will be using different routes, drivers and vehicles.

Dan Cunningham, One Oak Hill Road resident stated that Rev. Growers are tremendous neighbors.
George Smalls: Why is every item on the agenda is marijuana related? Board explained that the regular meeting was held last week and this was a meeting for Cannabis-related applications.
Earl Keerney, 31 St. Martin St. is totally opposed to marijuana in the city.

Motion made and seconded to close hearing. Vote in Favor.

Motion made and seconded to approve Site Plan Approval with provisions on deliveries and submittal of a signed Host Community Agreement. Vote 6-0 in favor.

Site Plan Review - Garden Remedies, Inc., 307 Airport Rd, cultivation & processing of Adult-Use Marijuana.

Hearing opened. Present: Atty. John Dombrowski, Tara Hopper, Garden Remedies' in-house counsel, Pat McCarty, McCarty Engineering.

Garden Remedies already has an existing Medical cultivation/processing facility on Airport Rd. Their retail facility is in Newton. They are seeking approval to also cultivate & process Adult Use marijuana. They currently employ 75 employees and will be adding 30 more. Plans were originally submitted to the Board back in 2015; this is about their 10th plan revision for the Board's approval.

Q: What is the percentage of medical vs. adult product? Unsure at this time moment, as they do not have their retail license yet, believed to be 30% - 45% reserved for medical. Their license allows them transport only to their own facilities. They pay 1.25% of profits to City per Host Community Agreement.

Public Comments

Dr. Rollo: There's a cap on retail facilities of seven, is there a cap for cultivation? Ans. No
Why there's no cap on cultivation? We want to encourage manufacturing, it's no different than any other type of manufacturing. You've driven by this building and prob. haven't noticed it.
Why Fitchburg? Fitchburg has existing industrial buildings.

John McDonald: Reasons why it's not a good idea – there is pressure to use when children can see where they're growing and delivering.

Bert: They are not using 18 wheelers, they are transporting in small vans. This is the seventh time they've come in front of the Board. This is an old building that is receiving a multi-million dollar investment.

Motion made and seconded to close hearing. Vote in Favor.

Motion made and seconded to grant Site Plan Approval adult use with provisions on deliveries and submitted host agreement. Vote 6-0 in Favor.

Special Permit & Site Plan Review - Cypress Tree Management, 431 Westminster St. cultivation & processing of Medical Marijuana

- Postponed to September meeting

Special Permit & Site Plan Review - Colonial Cannabis, 141-143 Water St., Retail sale of Adult-Use Marijuana

Hearing opened. Jack Carney presented proposal. They are proposing to use one-half of the 3,500 sq. ft. space for retail cannabis sales and the other half for a potential restaurant. Location is between a bank and the new Domino's pizza. Estimated 10 customers per hour. Total parking spaces between the two adjacent lots (including dollar store) is 50. Their hours are expected to be 10 a.m. - 8 p.m. with their expected busiest hours 5:00 p.m. - 7:00 p.m. Expect to start with 4-5 employees, may go up to 7 once established. One employee to check ID's, two at the counter, one manager on duty, and one full time inventory manager. Board suggested show plans for all parking spaces. At one per 400 sq. ft. sq. ft. that

would be 6 spaces. Also look at any traffic studies that Galaxy Investments may have done. Water St. was recently paved but left turn lane into site not striped. Staff to investigate.

Mr. Carney explained nearby uses within the 300 ft. buffer. Some residential uses but Nashua R. is a physical barrier. Board asked for a 300-foot radius from property line to be shown on plan.

Mr. Carney explained plans to prevent minors from coming into contact with product.

"No Children Allowed" signs, ID's will be checked before entering shop. Employees will be trained with a zero tolerance policy resulting in immediate termination. Board: Providing a man trap before entry door seems like an important step. Limit to how many people in the store at a time? How do you manage it?

Mr. Carney states that regulations do not require man trap. Board stated that they can require it.

Mr. Carney will make necessary arrangements. His other location has a rope to stop entry.

Medical facilities do have man traps. They will have a half-wall counter with a physical person to stop someone from passing through. There will be an ATM inside location. As far as how many people in the store at a time they will look into fire ordinance. Board concerned that they may not have enough employees if there's 35 people in the store a time. How much can security handle? Board requested to show how large amt. of customers in facility would be addressed

Mr. Carney: All employees will be vetted and background checked. They will have security cameras as well as trained security. The sales process will have all product behind counter on a horseshoe display countertop with sample displays. All product would be purchased, cash only, before leaving. A third-party service similar to Brinks will pick up cash. Safe will be located in the back office. ATM will be located away from display cases.

Additional information for this location, back storage, display cases locked, informational packets in store, information on how it affects people. Board would like to see the following information added to plans, cameras in parking lot, signage of "Do Not Use Outside", who will be watching cameras, will they be watched 24/7? Will there be a monitor in the front for security guard?

Mr. Carney and the Board reviewed comments from Police Chief directed towards lighting, storage, cameras and windows. Public areas should not see product. Fog or mirrored windows could be put in at the Board's request. Mr. Carney is willing to do whatever the board requests as well as deliveries will be executed as board or police requests. Will offer the Police Dept. remote access? Yes.

Will each unit have separate HVAC systems? Currently none installed in middle two units, but there will be separate utilities.

Public Comments

Rev. Bradley, mental health professional and pastor: Why choose this particular location? He expressed concern that there's a liquor store, a dollar store and an area of lots of Latinos, blacks, and poor people. He does not want to see the foot traffic. Board suggested to applicant to talk to Galaxy in regards to crosswalks.

Councilor Beauchemin: How they intend to monitor the limit of one ounce of marijuana.

Mr. Carney: Employees will be trained to observe and manage but it is an area of concern.

Why didn't he choose other areas like KMart plaza or West Fitchburg?

Mr. Carney: They thought it was a good area, of the highest traffic outlets and a new building.

George Small, pastor read a letter from Denver police chief stating that since legalization they have seen an increase of people driving high. Is it wise to put a place like that in front of a grocery store with pedestrians? Security at the door is not sufficient, first time users are teenagers. Security seems minimal.

Bob Shank, Birch St. – Expresses concern for college traffic, he says that 17 & 18 year olds will get someone else to buy the product for them. There's many school kids in this area.

Debra Mayo, Elm St. agrees with all the comments. What area the plans for prevention?

Mr. Carney: All employees would go to CCC training.

Gary Melanson, 970 High Rock Rd. - He was addict who smoked and sold from the ages of 7-24.

He states that we need to be concerned with the youth, second-hand smoke.

Steve Mayo, Elm St. pastor: Expresses concern for kids who walk & work there. What is going to be done to prevent theft? Employees will be trained to inform managers to take money and lock it up in the safe.

Jon Benoit, Fallulah St. is concerned about having a crosswalk because ATM is in front of Market Basket.

Paul Lewis, High St. - Who makes decision on whether this facility is approved?

Planning Board decides whether to approve or deny. Board makes conditions if need be.

Will what the pastors and doctors say be used? Yes, it is part of the testimony.

Earl Keerney, 31 St. Martin St: This Board is last chance to stop retail.

Board replies that this is part of the district where it is allowed. To deny a permit they have to have a specific reason to deny, otherwise they be subject to lawsuits. They explained that they do take recommendations from the BOH, Fire Dept., and Police Dept.

Board summarizes suggestions for applicant:

- Look into debit card sales, get away from cash-only business.
- Have security professional doing door checks. Have independent third party providing security. Describe procedure for alerting police. Alarm button under counter.
- Entry vestibule/counter. Needs physical separation
- Monitor parking lot.
- Reach out to City/Mass DOT regarding turn signals & crosswalks.
- Address max # people in store at a time?
- Show 300 ft. buffer.
- Submit completed supplemental application addressing all of the sections in the Adult Use Cannabis section of the Ordinance.

Motion made and seconded to continue meeting to September 11th. Vote in Favor

Motion made & seconded to adjourn. Vote in favor.

Meeting adjourned: 8:54 p.m.

Next meeting: September 11, 2018

Minutes approved: October 9, 2018