

Marijuana Advisory Team (MAT) Meeting Minutes

July 28, 2021 at 1:00 PM

Company Name Trulieve
Location of Meeting In the Executive Conference Room and via Zoom

MAT Team Present:

Thatcher W. Kezer III, COO

Shane O'Brien, Senior Planner, PCD

Alex Ong, Associate Planner, PCD

Officer Keith Strange, Police Department

Dana Haagensen, Fire Department

Robin Williams, Department of Public Health

Michael Tusino, Building Commissioner, Department of Inspectional Services

Victor Pereira, Deputy Chief of Administration, Police Department

Amanda Zuretti, Esq., Petrini & Associates, P.C., designee for City Solicitor

Trulieve Team Present (entered meeting at ~1:30 pm):

Attorney Jesse Alderman

Zachary Kobrin, General Counsel for Trulieve Cannabis Corp (parent company of Life Essence)

Prestin Torchia, MA Compliance Manager

Dennis Colwell, Architect

Christopher Gonzales, Architect

Aaron Lopez, Director of Government Affairs

Elliot Wentworth, Director of Construction

Tim Morey, Chief Sales Officer

Minutes:

Caregiver Patient Connection Manufacturing HCA Modification

Mr. Kezer explained that Caregiver Patient Connection is asking to change the address numbering because tenants are switching locations within the building but the HCA boxes them in to a specific location.

Ms. Williams asked whether 61 Tripp St has opened their manufacturing operations already, as they do not have a permit with Health yet.

Mr. Kezer stated that the applicant would need to do an updated floor plan and security plan.

Attorney Zuretti clarified that the application requests that the agreement for 61c Tripp St be amended to be 61 Tripp St, as the applicant is looking to keep their existing space but also expand into a new space (at 61a).

Mr. O'Brien stated that they should submit a letter to the Planning Board describing the modification. Mr. O'Brien stated that the applicant has requested to be put on the agenda for a MAT meeting.

Dakota Krug update

Mr. O'Brien shared a floor plan received from Dakota Krug and stated that Mr. Krug is working on a security plan to correspond with the floor plan. Once those plans are received, another update will be provided.

Mr. Kezer asked whether there were any other issues. None were stated.

Mr. Haagensen asked which building within the mills the space is located in. Mr. O'Brien will inquire with Mr. Krug.

Other Business

Mr. O'Brien stated that the Planning Board approved the minor site plan for Beacon Compassion at their last meeting.

Mr. Strange stated that Cultivate's expanded hours is expiring, and that he has no issues allowing the expanded hours to continue. Attorney Zuretti and Mr. Kezer stated no objections. Mr. Kezer and Attorney Zuretti clarified the process to allow the extended expanded hours.

Discussion regarding today's interview for Life Essence

Attorney Zuretti clarified that Trulieve will be looking for a separate HCA to do medical marijuana and that Trulieve already has an assignment agreement for adult use.

Presentation from Life Essence dba Trulieve

The Trulieve team joined the meeting at 1:28 pm.

Mr. Alderman introduced the Trulieve team. Mr. Kezer introduced the MAT team members and function. Mr. O'Brien shared on screen a presentation that was sent to the team earlier in the day.

Mr. Alderman explained that Patient Centric of Martha's Vineyard sold their assets and license to Life Essence and that the City has consented to assign the HCA to Life Essence Inc. Mr. Alderman walked through the slides of the powerpoint presentation. Mr. Alderman pointed out that Trulieve applied for an HCA for medical marijuana (MMTC or RMD) sale to add that capability to the site. Mr. Alderman stated that Trulieve is a patient centered company with a vast majority of its sale in medical including all medical only sales in Florida. Mr. Alderman stated that one of the interior renderings shows the ID scanning and security checkpoint which has a locked door into the sales floor – people must verify their age through ID before being allowed access onto the sales floor. Mr. Alderman stated that there is abundant parking on site.

Mr. Strange requested security plans and floor plan. Mr. Strange inquired whether the store would be open to the public for walk ins or whether it would be appointment only. Mr. Alderman stated that they did not intend to start with appointment only. Mr. Strange requested a secondary parking plan in the event that there are a lot of clientele on a certain day.

Mr. Kezer asked the MAT team whether we have worked out how best to transmit documents securely. Mr. O'Brien stated his email address for the Trulieve team to send documents to, and Mr. O'Brien stated he would distribute as necessary. Mr. Kezer recommended adding "confidential" onto the email subject line as necessary. Attorney Zuretti recommended labeling any security plans as "confidential business – security documents".

Mr. O'Brien reminded about the conditions of the Planning Board approval.

Ms. Williams stated that a permit with Health would be needed for both medicinal and adult uses before opening. Mr. Alderman asked how far out they should apply. Ms. Williams recommended a week.

Mr. Haagensen asked whether there are plans for retail of accessories like lighters that might be flammable and require permits from Fire. Mr. Haagensen asked who would be available to respond in the event of a fire.

Mr. Tusino did not have any questions and stated that the department is reviewing the plans that were submitted for permit last week.

Attorney Zuretti asked what the current status of the lease is with the landlord, and recommended doing a Notice of Lease. Attorney Zuretti asked about shared parking with Ken's Steakhouse and what the terms of that agreement are. Attorney Zuretti asked about license count with the state, Mr. Alderman clarified that there will be 3 medical licenses and 3 adult licenses (which is the cap) and that the plan is to move the license from Holyoke which would require a document from the CCC and a community meeting in Framingham.

Mr. Kezer stated that the HCA terms are mostly consistent between entities. Mr. Kezer stated that the impact fee would be 3% but ultimately would be based on the actual impact. Mr. Kezer stated that the impact fees would be reassessed at some point at a later time.

Mr. Kezer asked for any additional comments and none were given. Mr. Kezer described next steps and explained that Shane O'Brien is the point of contact for further questions.

The Trulieve team left the meeting at 2:12 pm.

Approval of Minutes - 6/2/21 and 6/16/21

Mr. Haagensen made a motion to approve, Mr. Tusino seconded. Mr. Kezer – yes; Mr. Strange – yes; Ms. Williams – yes; Mr. Haagensen – yes; Mr. O'Brien – yes; Mr. Tusino – yes; Mr. Pereira – yes;. The minutes are approved 7-0.

Other Business

Ms. Williams stated that the CCC has put a hold on Cloud Creamery's ice cream to test for yeast and molds. Cloud Creamery is currently selling seltzer water and sorbet.

The meeting was adjourned at 2:17 PM.