



City of Gloucester EDIC Board Meeting Minutes

October 11, 2016, 5:30 PM to 7 PM

City Hall Annex

3 Pond Road

CATA- First Floor Training Room

In Attendance: R. Bernie (Chair), R. Ross, R. Bramhall, R. Pino, T. Gillett (Exec. Director), J. Cunningham (EDIC Attorney) and L. O’Leary (Clerk). Absent: B. Pett and M. Dilascio. **Also in attendance:** Attorney Bruce Tobey of Pannone Lopes, Devereaux representing his client Mayflower Medicinals, Inc., Mayflower CEO John Henderson, Attorney Liam O’Connell- Representing the owner of 41 Great Republic Drive, Swan Net (present landlord), Attorney Adam Fine, Attorney Joel Favazza of Seaside Legal Solutions representing his client Happy Valley.

- Call to Order of the Board at 5:30 PM
- Attendance taken
- A motion was made to approve the minutes from the September 12, 2016 meeting. Minutes approved.
- Remarks by the Chair and Treasurer, Ruth Pino

Topics for Discussion:

- Executive Director Contract- Tom Gillett had presented the Board with an outline of his job description as Executive Director and his plans for the ensuing year. Mr. Gillett will continue his ongoing communication with the EDIC Board advising them of progress on those targeted projects. A next step would be to develop some guidelines for the EDIC expenses and procedures.

The Treasurer recommended that the Board approve expenses over a certain monetary limit, to be discussed and determined. A roll call vote was made unanimously approving Mr. Gillett's one-year contract which establishes his salary at \$48,000.00 as of November 1, 2016. Mr. Gillett was asked by the Board to put his memo in a contract form for R. Bernie to sign.

- A presentation on behalf of Mayflower Medicinals, Inc. was made by Attorney Bruce Tobey. Mayflower is lease approximately 2,500 square feet of the existing Swan Net Building located at 41 Great Republic Drive. Mayflower is a non-profit corporation currently applying to the state's Department of Public Health for a license to dispense medical marijuana. In the Zoning Ordinance, the City Council identified the Blackburn Industrial Park as the only site for medical marijuana facilities, subject to various restrictions by way of setbacks from schools, residences, and other specified uses. Mayflower has applied for a Special City Council Permit. The health care facility would occupy 2,500 square feet of the southeastern corner of the existing Swan Net building. The exterior of the building will essentially look no different, other than a different configuration of doors and windows and a small and discrete sign.
- The interior will include a secure entry, an area for secure storage, office support areas, patient consultation and viewing, and on-site technician guidance. The facility is designed to provide the highest level of safety and security for patients, employees, neighbors, and the surrounding community. The facility will provide medical care, consultation, and educational materials to patients. Attorney Fine assured the Board that the Mayflower staff is professional and will meet strict qualifications. The facility will not be open to the general public. The facility will serve qualified patients that are registered with the state, which requires an ongoing relationship with doctor certifying patients. Attorney Tobey reviewed the Covenants as they apply to the project. Exterior modifications include paving for parking, of approximately 330 square feet, with 12 parking spots. Deliveries will be small and discreet, with two trained dispensatory agents handling all exchanges and deliveries. Hours of operation are from 9:00 AM to 6:00 PM.

Board Member R. Bramhall asked if the local law enforcement has been contacted. This proposed facility will have extensive security and staffed with live security guards. Patients are part of a computer based registry. Each patient is logged in on how much they have acquired.

John Henderson, Mayflower CEO, commented on how Massachusetts has looked to Colorado as a model to build regulations creating a safe environment. State regulations require this to be a camera based operation. The state of Colorado has not had any problems to date.

Board Member Pino inquired about how a handicapped patient who wasn't physically able to go to the facility could acquire medication. The Board was informed that a caregiver is able to receive a license in case the patient can not physically go to the facility. Also, Pino asked about the number of patients the facility would have. Mr. Henderson responded that there would typically be only be 1.5-2% of any population assuring that there would be a normal number of cars on any given day. This facility would probably be serving Gloucester patients primarily. Attorney Tobey referred to the letter submitted to the Board which reviewed the Covenants and the project's compliance. The Board agreed that the proposed use was allowable as professional offices or as another use which is compatible with the other uses at Blackburn Industrial Park and is neither offensive nor hazardous and that the project plans, including signage, were acceptable. One motion made and seconded, it was unanimously voted that the proposed use of a Medical Marijuana Treatment Center at a portion of 41 Great Republic Drive, to be occupied by Mayflower Medicinals, Inc., shown on plans submitted to the EDIC is allowed under the Declaration; and (2) that the proposed renovations shown on plans submitted to the EDIC including signage, are approved by the EDIC pursuant to paragraph 2 of the Declaration, and that the Chair is authorized to sign a certificate to that effect.

- Attorney Joel Favazza of Seaside Legal Solutions made a presentation on behalf of his client Happy Valley Ventures MA, Inc. of a proposed Medical Marijuana Treatment Facility at 38 Great Republic Drive. There are several restrictive covenants established by the EDIC that affect this parcel.

Attorney Favazza addressed how this project complies with the restrictions and where a variance is being requested. Happy Valley Ma, Inc., intends to manufacture, process, and do research related to medical marijuana.

The proposal is to construct two commercial/ industrial buildings, a parking lot, and drainage features on an existing undeveloped lot in the Blackburn Industrial Park. Attorney Favazza stated that the proposal complies in all respects with the Gloucester Zoning Ordinance, and will require a City Council Special Permit, and will be required to comply with all applicable wetland regulations affecting the site. The proposal complies with the vast majority of the restrictive covenants pertaining to the site and, where variances are required, the applicant is not seeking to do something out-of-character with the Blackburn Industrial Park.

The EDIC is already in receipt of basic plans, elevations, floor plans, and a preliminary planting list. Upon receipt of a use permit from the City Council, Happy Valley will undertake to have complete architectural, structural, and landscaping plans produced and sent to the EDIC for review. The proposal would include two buildings to be constructed. Building One will be a dispensary and production facility. The expectation would be that the back part of Building One will have plants growing there, for sale and for research. Building Two will be built in the future, likely to be two years later and will receive product from the grow facilities offsite. Building One would employ approximately 19 jobs to start and Building Two would employ approximately 30.

Happy Valley would grow plants here to do research with. It would not be cost effective for Happy Valley to cultivate here at the Gloucester facility in a controlled environment. This corner of Blackburn Industrial Park is the only section of the City zoned for this usage.

Once the Planning Board, Conservation Commission and the City Council approve the proposal, Attorney Favazza will be back in front of the EDIC Board to present a more detailed presentation and would seek formal approvals of the variances he outlined this evening.

Other Business: None

Adjournment: Chair R. Bernie closed the meeting at 7:15 PM.

Respectfully Submitted,

L. O'Leary, Clerk