

PLANNING BOARD PUBLIC HEARING MEETING MINUTES
SEVEN POINT OF MASSACHUSETTS, INC.
NOVEMBER 10, 2020 at 6:00 p.m. VIA ZOOM

Members present: Mark M. Schafron/*Chairman*, Robert Swartz/*Vice-Chairman*, Robert J. Bettez, Sr., Stephen Cormier, and Paul A. Cormier-*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *None.*

Also present: Chris Coughlin-Engineering, Christine Fucile-DCDP, Martine Hamblin, Chris Anderson, David Miller, Chad Hanson, and Mitch Suzan/*All representing Seven Point*, Amy Fantoni, and Public (*copy of attendance on file*).

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| ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting . Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting. |
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Mr. Schafron, Chairman called the Public Hearing to order at 6:00 p.m.

Mr. Schafron read aloud the Public Hearing Meeting Notice for Seven Point of Massachusetts, Inc.

Chris Anderson of Hannigan Engineering noted Martin Hamblin of Seven Point will be working with him on this presentation. Mr. Anderson explained the project is located within the Timpany Crossroads commercial development, and was currently before the City and the Planning Board on multiple occasions for modifications and plan approval process. It is the intent of the Applicant to utilize a portion of one of the existing buildings currently being constructed to be used as a marijuana facility. The site plan remains largely unchanged with the exception of some access point modifications along the side of the building, specifically for loading and unloading products.

Mr. Hamblin introduced himself and stated he is the Executive Vice President of Operations for Seven Point. Mr. Hamblin added Seven Point currently has two provisional licenses to operate in Massachusetts. One is currently being constructed as a retail establishment in Middleboro which should be done in January, and the other for Gardner. Mr. Hamblin introduced some of his team, Mitch Suzan, Chief of Security, David Miller, consultant, and Chad Hanson, architect and designer for this project. Mr. Hamblin explained they are looking to get the Special Permit approved in order to move forward with the application process for adult use and medical collocated center.

T. Beauregard noted the location is considered the Williams Building and will be utilizing 3,055 square feet as one commercial spot within that building. The site plan was approved in 2018, and was modified in 2020. The address is 320 West Broadway, and this location will be the City's second, and last marijuana retail establishment for the time being which is the maximum that is allowed under the City's zoning. Mr. Anderson confirmed with T. Beauregard the

location is one of the units in the Williams Building, the southernmost unit closer to the extension of the parking lot area.

Mr. Swartz raised the following questions to Mr. Hamblin:

Noted in the initial presentation mentioned two facilities, one in Middleboro under construction, and one in Gardner, and asked if there are any other facilities in Massachusetts, New England, or anywhere else. Mr. Hamblin said they do not in Massachusetts, however, are looking for a third place, but have not found a municipality in order to use a license for this.

Asked if they have any agricultural facilities where they are growing. Mr. Hamblin replied they do not, but are in the process of finding a grow facility to produce their own product. In the meantime, they will be going through wholesale until they can find the right location.

Inquired if they will be manufacturing as well as growing. Mr. Hamblin answered yes.

Questioned how many employees will be in the facility during the regular day. Mr. Hamblin stated during a regular day with security, about 8 to 9 people.

Concerned about the wall that separates their facility with the rest of the building, and wondered if it will be some kind of reinforced wall, or will it be just 2x4's and wallboard. Mr. Suzan, head of security said there will be security motion sensors on that wall, the alarm will sound, and police will be notified and respond. Mr. Swartz asked if the security system will be wired directly to the police, or through a security agency. Mr. Suzan explained the security alarm system, and the access card system will be installed by a third-party contractor, and they will have a monitoring service where the sounded alarm will go straight to them, and they in turn will alert the police department.

Wondered how the customers will be able to access the facility, and how they differentiate between the medical and recreational users. Mr. Hamblin said currently with the pandemic will be doing on-line ordering and have scheduled appointments to maintain social distancing. There will be separate designated registers just for medical patients, as well as designated registers for recreational side. Everything will be appointment only.

Asked if they are contemplating delivery as well. Mr. Hamblin noted this is one of the things they are looking into, but have not applied for it yet since it needs CCC approval.

How will the money be handled? Mr. Hamblin replied they are using a cannabis friendly bank in Gardner and can schedule deliveries at random times in order to pick up. In addition, will be using "can pay" debit card purchase.

What are hours of operation. Mr. Hamblin stated Monday through Thursday 9 am to 10 pm, and Friday and Saturday 9 am to 11 pm. T. Beauregard added the timeline that was presented in the draft Special Permit approval is used with other marijuana dispensary, therefore, it is consistent across the board. T. Beauregard directed to Mr. Hamblin if this is sufficient. Mr. Hamblin replied yes, the time is sufficient, and wanted to be the same as their competitors.

With on-line ordering are the arrival times spaced for the customers to arrive? Mr. Hamblin specified with their type of systems used, they have the ability to let the customer know when their order will be ready via text, at which time the customer will go into the building through security.

Mentioned waste, and if any may transpire. Mr. Hamblin replied there will be no waste inside the dispensaries since everything is pre-packaged and sealed, according to the CCC. Any product that is returned is locked in a special box in the vault, and afterwards, these returns go back with the delivery person.

S. Cormier said looking over the plans, he noticed a vehicle trap that was added/expanded toward the building over near the dumpster area, that may be for deliveries. Noticed there is a privacy fence, and wondered if this fence will be continued behind the vehicle trap for privacy, as well as for vehicle headlights going into the neighborhood on the side of the building. Mr. Anderson confirmed the entire area will include a security fence to prevent any unauthorized access, as well as privacy screening, and will encompass the backside area throughout.

Mr. Schafron asked if anyone from the Public has a question, to please pop them into the chat, and will be called upon by name in the ordered received. No one from the Public asked questions via chat.

Mr. Schafron then asked if anyone from the Public has a question via phone.

Michelle asked about the delivery trucks, and how large, particularly with concern to noise. Mr. Hamblin replied there will be no trucks, just passenger size unmarked vans. Michelle's response, great, thank you!

Mr. Schafron, Chairman called thrice for persons wishing to testify in favor of this proposal.

No one from the Public spoke in favor of this project.

Mr. Schafron, Chairman called thrice for persons wishing to testify in opposition of this proposal.

No one from the Public spoke in opposition of this project

Hearing none, Mr. Schafron closed the Public Hearing.

The Public Hearing adjourned at 6:20 p.m.

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| All documents referenced or used during the meeting are part of the official record and are available in the Department of Community Development and Planning pursuant to the Open Meeting and Public Records Law. |
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