

PLANNING BOARD PUBLIC HEARING MEETING MINUTES  
RE: SPECIAL PERMIT for SEVEN POINT OF MASSACHUSETTS, INC.  
JANUARY 11, 2023 - 7:00 p.m.

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

Members absent: *None.*

Also present: Rob Oliva-City Engineer, Christine Fucile-Adm. Asst., Frank Maher-Cannapreneur Partners, David Miller-Seven Point of MA, Todd Sullivan-Cannapreneur Partners, Amy Fantoni-Timpany Crossroads, Craig Perry-Timpany Crossroads, and Bill Hannigan-Hannigan Engineering.

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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 7:00 p.m.*

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

T. Beaugregard noted this project was previously approved, however both the building permit as well as the special permit have since expired so that Applicant is now back in front of the Planning Board to reapply for Site Plan Review and Special Permit.

Mr. Hannigan of Hannigan Engineering presented a draft of the Site Plan, and explained they are getting ready to finalize the overall project. Mr. Hannigan pointed out the proposed marijuana retail location which will be the lower half of what is known as the Williams building at 320 West Broadway. Mr. Hannigan noted there is ample parking around that site, and a designated spot for van deliveries. Currently there is a fence that goes around the perimeter, but not finished, therefore would like to complete the section of fencing between the dumpster and the building for privacy from any abutters. Mr. Hannigan also displayed a plan of the internal layout of the facility.

Mr. Miller of Seven Point of Massachusetts, Inc., then spoke and explained when they had initially received the original special permit, they had brought in a partner to help with funding to build out the store and had full confidence in this partner at the time to accomplish the project. In addition, the cannabis market has changed dramatically, not just in Massachusetts, but everywhere and funding has been difficult for these projects, and not as easy as it was. Mr. Miller stated this partner is a multi-state operator and has a lot of facilities, therefore their funding landscape changed a lot, which is why they did not get through the project in a timely

manner as hoped, so came back and met with various individuals in Gardner to explain, and after getting advice through Mr. Beauregard and the Planning Board, they decided to re-apply with a new partner named Cannapreneur Partners. Todd Sullivan and Frank Maher from Cannapreneur Partners are present tonight. Cannapreneur Partners currently has a retail store open, and one which hopefully will be open in April. One store is in Rowley and the other in Mendon.

Mr. Miller stated not much has changed since the first submission when they received their building permit other than Cannapreneur coming in and working closely with them to build out the store as well as help run the store.

Mr. Miller explained the floor plan will require inspections from the State as well as following their guidelines for security and layout. In addition, have spoken with Police Chief McAvene and provided him security plans in order to give a letter for the application. When the store is close to opening, Chief McAvene will have to check on the camera placements and procedures before they get a permit to occupy the facility. Mr. Miller pointed out on the plans the check-in area in the front of the building where a person would have to show their ID and prove they are 21 years old before being able to enter. Then there is an entrance to be buzzed in after security. There is also an exit, which is inclusive in the same section where entered, but two separate doors (*pointed out on plans*).

There is an area to showcase products and noted all the cannabis product have to go back in the vault at the end of each day because the State does not allow anything to stay out. The only product that remains in show case is non-infused which could be an edible product that is not infused with anything. Further there is a consultation room for anyone who wants to sit down and talk about their needs and products they may be interested in and have questions for the bud tenders and prefer some privacy. Also, there are “roaming” bud tenders to help with customers who have any questions. There are menu’s on the wall as well as TV screens that will display information for the customers, and bathrooms for the customers. Some customers go in and know exactly what they want, or already ordered on-line which has an express area for pick up. The facility also includes office and security area for someone to be able to watch the cameras and make sure the cameras are always functioning which the State requires everything is being taped as well as backup for a power outage. Mr. Miller pointed out the vault where all the product is stored as well as the area where the deliveries will go into the store and the product gets checked in, which then goes right into the vault. The State uses a very tight metric system that keeps track of every product, so the inventory has to be exact every day.

Mr. Schafron asked when they think they will pull the building permit. Mr. Miller replied when he spoke with Roland he advised they could queue that up and have the application there just in case they received the approval and then could pull the permit right away, but they pulled back a little bit on that just to make sure they have any variations to the plans through Cannapreneur.

Todd Sullivan of Cannapreneur said they estimate it will take about 30 days to get firm construction quotes and once the quotes are received, they pick a construction company and will file for the permit immediately. Further if all approvals are received, they will start the application process with the State immediately. Mr. Sullivan added they can build up the dispensary while going through the application process because their architect has done probably 20 of these in the State, therefore should meet with the State’s approval in every aspect. Estimate 12 to 16 weeks construction time and then it is anywhere between three and four months for the final approval from the State. There are a series of inspections with the State once construction is finished with a post provisional license inspection where they come in and

examine the cameras, the security measures, the point-of-sale systems. Once approved, and if there are any modifications to make, they do the modifications, and then the State goes back to inspect again. Further, a small amount of product is brought in, and the State comes back and does a final inspection to test their handling procedures, how they take an inventory, how they process their inventory, and how they check people. After that, they wait for the next monthly meeting with the CCC and then they get a tweet and an email saying they can open in 72 hours of work approved. Mr. Sullivan stated he personally would like to have this open by the fall and believes this is a fair time frame. The only thing that would be an issue is if the State inspections could go longer. They have 30 days to review them but could take up to 45 days. In addition, they have had problems in the past with supply chain issues for construction materials. Most of these problems do not exist any longer, so they expect 12 to 16 weeks, and this is probably the easiest build out they will be undertaking.

T. Beaugard asked how many days after the special permit will they pull the building permit.

Mr. Sullivan answered they have to wait until they hold the outreach public meeting. In the meantime, during the 20-day waiting period for the Special Permit, can send the plans out to get construction quotes and have that approval process happening, then file for the building permit immediately once the 21-day period is over. Mr. Miller added they are holding a second community outreach meeting on Friday. Mr. Sullivan repeated he would like to have this facility open for the fall. T. Beaugard asked how long it will take to get substantial completion of the project? Mr. Sullivan Mr. Sullivan said he will have a firm answer once he gets the construction quotes back but is estimating a 12-16 week build out figuring 30 days to get quotes, so four or five months from now should be done, assuming everything goes well with the inspections process.

P. Cormier asked what kind of license from the State do they currently need in order to proceed with this project. Mr. Sullivan replied the Host Community Agreement from the city/town to proceed with the State, the Special Permit from the city/town and an outreach meeting for the public to express their concerns. Mr. Sullivan stated he will be happy to communicate if there will be any delays. Mr. Miller added they can keep T. Beaugard up to date as each piece of this is happening.

S. Cormier inquired if the Community Outreach meeting was supposed to be done prior to this Planning Board meeting. Mr. Miller replied no, and really did not need to do another community outreach meeting because one had to be completed with the original application. T. Beaugard added the outreach meeting is a requirement per the State CCC, not the City.

T. Beaugard asked if the architect is the same as last one. Mr. Miller said no, Matthew McGeorge will be taking over. T. Beaugard asked if they will be using the same plans. Mr. Miller said Mr. George will be resubmitting the plans but with his stamp.

*Mr. Schafron called thrice if there is anyone else who would like to speak in favor of this project.*

*Mr. Schafron called thrice if there is anyone else who would like to speak against this project.*

No one spoke in favor or against this project, therefore, Mr. Schafron declared the Public Hearing closed.

The Public Hearing closed at 7:26 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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