

**SELECT BOARD MEETING MINUTES**  
**MAY 15, 2018 at 6:00pm**  
**TOWN HALL, SELECT BOARD CONFERENCE ROOM**

**CALL TO ORDER/OPENING**

Chairman Brooks called the meeting to order at 6:00pm. Chairman Harry Brooks, Vice-Chair Dianna Provencher, 2<sup>nd</sup> Vice-Chair Sandra Wilson, Selectman Douglas Belanger, Selectman Brian Green, Town Administrator David Genereux and Assistant to the Town Administrator Kristen Forsberg were in attendance.

**PUBLIC COMMENT PERIOD**

**1. SCHEDULED**

- a. 6:00pm - Executive Session, MGL Chapter 30A, Section 21A, Exception 7 – To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements.**

A motion was made by Ms. Wilson and seconded by Ms. Provencher to enter in to executive session at 6:00pm and to resume in open session at its conclusion. The Chair declared that to discuss these matters in open session would compromise the position of the Town. Roll Call: All Ayes

A motion was made by Ms. Provencher and seconded by Mr. Green at 6:45pm to go out of executive session and resume in open session. Roll Call: All Ayes

**2. CORRESPONDENCE**

None

**3. NEW BUSINESS**

- a. Set date, time and hours for Annual Town Election – June 12, 2018, 12pm-8pm, Town Hall Gym**

A motion was made by Ms. Wilson and seconded by Ms. Provencher to set the dates, time and hours for Annual Town Election as June 12, 2018 from 12pm-8pm in the Town Hall Gym. The motion carried unanimously.

- b. Approval of participation in the Municipal Vulnerability Preparedness (MVP) Grant Program**

Mr. Genereux presented a request to approve participation in the Municipal Vulnerability Preparedness Program (MVP). This is a new program seeking to address the effects of climate change on our emergency preparedness. Once accepted into this grant program, funding to address issues including dams will be come available. The deadline was May 11<sup>th</sup> and the grant came up very late. Mr. Genereux was able to get the application in but would like the Board to take a vote as to whether they want to participate or would like to have the application pulled. Funding to replace Waite Pond Dam could be available. A motion was made by Mr. Belanger and seconded by Mr. Brooks to authorize participation in the Municipal Vulnerability Preparedness Grant Program. The motion carried unanimously with one abstention (Ms. Provencher).

- c. Approval of Host Community Agreement – East Coast Organics**

Peter Dagastino representing CannAssist and East Coast Organics discussed the proposed cultivation and production facility at 88 Huntoon Memorial Highway. The property is 180,000 square feet. The Cannabis Control regulations limit the size of any facility to 100,000 square feet so at least two businesses are needed in the building. The businesses will be completely segregated and each will have their own storage, cameras and controlled access requirements. A community meeting regarding the proposed facility was held last Thursday night at Town Hall and a second meeting will be held Friday morning out at the property. Property improvements will be made which will increase the value of the property and result in more taxes for the Town.

Mr. Dagastino noted the requirements for security are set by the State in statute including outside cameras and access control to the building and within the building. Mr. Green asked what the footage of the initial grow area will be. Mr. Dagastino responded they would take a phased approach in 10,000 increments which is the typical size for an average grow room. The rollout of rooms would be continuous and ongoing. Both companies will roll out their spaces simultaneously. Mr. Dagastino noted he has spoken to Michelle Buck about setting up a meeting prior to site plan review to make sure they are meeting all departmental requirements.

A motion was made by Mr. Brooks and seconded by Ms. Provencher to take a five minute recess. The motion carried unanimously.

Mr. Dagastino further discussed the security plans for the building which include concentric circle layers of security which is the same type of approach the military uses. A panic system will also be integrated into the building. There will be extensive access control to keep people out and also keep people in only the areas within the building that they are supposed to be in. Mr. Dagastino stated they will ensure radio communications within the building for the Police Department.

Mr. Belanger stated as this is such a new enterprise for the Town there is caution about negotiating an impact fee but added that the value to the community from improvements to the building and increased taxes is great. Mr. Dagastino responded that he had worked closely with Town Counsel and the Town Administrator to draft a fair host community agreement. Mr. Dagastino noted that during the medical marijuana licensing round there were no rules regarding host community agreements and many impact fees ballooned to unsustainable levels. New laws from the Cannabis Control Commission for recreational marijuana have established local controls, required a host community agreement and set limits on impact fees. The regulations require the impact fee to be related to the cost to the community of bringing in the business. Mr. Dagastino noted this is difficult to quantify but there will be no increased traffic flow and less trucks than Millbrook used along with millions of dollars in equipment which will increase the Town's tax revenues. The impact fee is limited to 3% of sales but is a floor, not a ceiling, and the community must put forward a number that is genuine, realistic and captures the impact on the community. Mr. Belanger noted the community survives on contribution from local business when groups are in need. Mr. Dagastino responded that the Visiting Nurses Association along with youth sports and activities are very important to the company and they will be proactive in being a part of this community.

John Napoli with CannAssist noted he owns two companies based out of Boston related to this industry and has helped other businesses through the State licensing process. Mr. Napoli opened the second dispensary in Massachusetts and have had no security issues and no negative impact on the community. Mr. Napoli noted the two companies expect to hire a combined total of 400 employees. Mr. Napoli noted that the Town of Brockton did not require a community impact fee in their recreational host community agreement.

Jane Eden with East Coast Organics noted she understands our concerns and hope that they will be a good partner with the community and asked the Town to give them a chance and show what they can do. Ms. Eden stated she takes the responsibility to community that gives us this opportunity very seriously and already helps out with many nonprofits and groups experiencing emergencies in her current practice in Worcester including Centros Las Americas.

Mr. Green stated he needs more time to digest the agreements and is not comfortable making a decision tonight. Mr. Brooks asked if there is any play room in the negotiation. Mr. Dagastino noted the company moved about triple from what they initially proposed and ended up going further than they thought they needed to go but after further conversations felt the \$150,000 per company was reasonable.

A motion was made by Mr. Belanger and seconded by Ms. Provencher to enter in to host community agreements for recreational marijuana cultivation and production with East Coast Organics and CannAssist for 88 Huntoon Memorial Highway. The motion carried 3:2 with Mr. Green and Ms. Wilson casting the opposing votes.

Mr. Genereux noted that the agreements mirror one another and require a \$75,000 payment per license. Each group has two licenses resulting in a total of \$300,000 in annual payments to the Town. The agreement states that upon commencement of operations, each company must pay town \$20,000 per license and must pay the balance of \$55,000 no later than 90 days after the end of the fiscal year. Each agreement is for five years.

**d. Approval of Host Community Agreement - Cannassist**

Addressed in item 3d.

**4. DISCUSSION/OLD BUSINESS**

None

**5. TOWN ADMINISTRATOR REPORT**

The Town Administrator provided highlights from his written report.

**6. MINUTES**

None

**7. SELECT BOARD REPORTS**

The Select Board discussed a variety of topics including Becker College scholarships to Leicester residents, the dual enrollment program offered by Becker, the Tarentino Fundraiser, the May 20<sup>th</sup> dedication of squares in Town starting at the Cherry Valley Legion at 10am, the successful Fire & EMS Headquarters Open House, putting up signs in the meeting room hallways reminding folks to be quiet and Special Olympics rain or shine on Friday starting at 9:05am and ending around 12:30pm with closing ceremonies.

**8. FUTURE MEETING TOPICS**

None

A motion to adjourn was made by Mr. Belanger and seconded by Ms. Provencher at 8:28pm. The motion carried unanimously.