

Memorial Town Hall, 1 Library Street, Georgetown, MA 01833
Ph. (978) 352-5755 □ Fax (978) 352-5727
BOARD OF SELECTMEN MEETING MINUTES
Memorial Town Hall
8/16/17
6:00PM-General Meeting~2nd floor meeting room, Town Hall

Selectmen Present: Joseph Bonavita, Chairman; Steven Sadler, Clerk; Douglas W. Dawes, Gary C. Fowler, and C. David Surface

Others Present: Michael Farrell, Town Administrator; Janet Pantano, Administrative Assistant; Chief Cudmore, Jonathan Eichman, KP Law

Absent:

6:05PM Call to order

Invocation-Douglas W. Dawes
Pledge of Allegiance

WARRANT

Board signed the warrant

NEW BUSINESS

Camp Denison-One Day Liquor License

Mr. Lacey explained the Friends of Camp Denison Fundraiser at Camp Denison on Saturday, August 19, 2017 7PM to 10PM and that they would like to serve beer and wine.

Mr. Surface moved to approve the One-Day Liquor License Beer and Wine for Friends of Camp Denison Raffle Fundraiser at Camp Denison, 84 Nelson Street, on Saturday, August 19, 2017 7:00PM to 10:00PM. Mr. Fowler seconded the motion and the motion was approved by a unanimous vote.

OLD BUSINESS

Mr. Fowler stated that he is uncomfortable having this meeting not televised. Mr. Bonavita stated the meeting is posted and was on social media. He stated on Monday the meeting will be televised and that is when the board will be taking a vote. He stated that tonight is to go over the host agreement language and no vote would be taken.

GreenBridge Health, Inc.-Marijuana Growing Facility Host Agreement

Rick McDonald, CEO was present; Pierce Haley, Attorney (arrived during discussion)
Mr. Bonavita explained that the meeting tonight to discuss the GreenBridge Health, Inc. host agreement. He invited Police Chief Cudmore to come forward and give his comments. Chief Cudmore stated that he worked on the Healthy Pharms facility and he stated that he met with the owners and security team during the process and made sure they met the guidelines set by the State. He stated that HEALTHY PHARMS has not had any issues. He stated that he has

not had any operational issues or complaints from the public on HEALTHY PHARMS. He stated that the security of these facilities is stronger than banks in town.

Mr. Bonavita asked Mr. McDonald to explain his security.

Mr. McDonald stated will have different security than HEALTHY PHARMS as they will not have the public entering the building as they will not be a dispensary. He stated that they will have cameras as police require. He stated most issues are with internal staff and will do what they have to do. Chief Cudmore explained security and stated that they do not have internal cameras for HEALTHY PHARMS and that they do not have the space or equipment for extra cameras.

Mr. McDonald explained some of their security measures.

Mr. Bonavita asked about background screening.

Mr. McDonald stated that his security check is extensive.

Chief Cudmore read section 10 from the Planning Board Special Permit and stated that it is very strict.

Mr. Surface stated that the BoS do not give approval they give a letter of non-opposition and approve a host agreement. He asked if they can limit that that this location is only a growing facility. He stated he does not want them to be able to sell in Georgetown by right.

Atty. Eichman stated that they are going to the State for just for a growing facility in Georgetown. Mr. Eichman stated that there is no right to open a facility. He stated that the host agreement is contingent on obtaining all permits and approval from Planning Board.

Mr. Fowler stated that Mr. Surface's concern is like a liquor license and some things cannot be regulated by the town.

Mr. Dawes stated that if GreenBridge wanted to change what they are doing they would have to go back to the Planning Board and the State.

Mr. Sadler stated that no matter how tight language is that things can change. He stated that he feels we are going to fast in uncharted waters and have not seen how the recreational marijuana gets finalized. He stated that he has questions on businesses already there. He stated that the RMD cannot be within 300ft of businesses with children.

Mr. McDonald stated that the Karate business will be moving in early 2018. He stated that the Archery business is an at will tenant. He stated that there is a CrossFit business that does have children and not sure if this would be an issue.

Mr. Ford, CrossFit business stated that they do have some children's programs.

Mr. McDonald stated that they would work with them.

Mr. Sadler stated that for him it comes down to what we want this town to be. He stated that he is on Economic Development and just because we have an overlay district allowing an RMD we do not have to allow. He stated that there are a lot of sports business in this area.

Mr. Bonavita stated that tonight is not for opinions but to review language of the host agreement.

Mr. Fowler stated that the town has voted on this overlay district and this has been a commercial district.

Mr. Bonavita stated that last time members stated that they did not have a chance to discuss the agreement and tonight is for that.

Mr. Surface stated that he feels the board is following the correct procedure.

Mr. Fowler stated that those buildings have been empty and/or for sale so owners could change.

Mr. Surface stated that this is one of the only businesses that the town can have that provides a host agreement beside a casino so this project will give additional revenue to the town.

Mr. McDonald stated that they will also supply jobs, employees will use restaurants, gas, etc. in town.

Mr. Fowler asked that salary of employees.

Mr. McDonald stated \$32K to \$75K.

Mr. Dawes stated that he would explain the host agreement and went over changes and reduction in Healthy Pharms payment if another facility in town.

Discussion

Mr. McDonald explained that a foundation would be set up for Georgetown but he has to be sure not to violate any laws.

Mr. Dawes stated that GreenBridge would make whole the reduction if Healthy Pharms invokes the reduction in payment.

Mr. Farrell stated that they talked to Healthy Pharms and they may take the reduction unless they get their recreational license.

Mr. McDonald stated that they do not believe that Healthy Pharms reduction would affect the agreement. He stated that they will pay the half of the Healthy Pharms payment lost and they are committed to a \$200K min payment to the town.

Mr. Surface stated that GreenBridge should be paying any funds that they would lose from Healthy Pharms.

Mr. Fowler asked that Healthy Pharms will be pursuing recreational would the host agreement be renegotiated and would we have a new host agreement. Mr. Farrell stated yes we would.

Mr. Sadler asked if they would put in the host agreement that they would not grow recreational marijuana. Mr. McDonald stated that he was not sure it is not in their plan.

Discussion on when a decision will be made whether it will be made on Monday.

Mr. Fowler asked about the excise tax and if it will make agreements null and void. Mr.

Eichman stated that host agreements are mandatory and the excise tax section still needs work.

Mr. Dawes stated that what GreenBridge is proposing is a growing facility in Georgetown and three dispensaries out of town.

Mr. Bonavita asked if the clause in the Healthy Pharms agreement is that they refer to another dispensary in town and not a growing facility.

Discussion on Healthy Pharms host agreement wording.

Mr. Bonavita asked about their funds being a donation. Mr. Dawes stated it is the concern of DoR. Mr. Farrell stated that we should have the same wording as the Healthy Pharms agreement. Mr. Eichman stated that impact fees are what the State calls them.

Discussion on when the final document would be ready and available to the board.

Mr. Fowler stated that he was under the impression that they were only growing medical marijuana.

Mr. Bonavita asked if the board is comfortable with growing medical marijuana and in two years if they go to recreational and they will not be selling in town.

Mr. Dawes stated that the board does not have the right to tell a business what they sell in another community.

Mr. Fowler stated he cares if they are growing recreational vs. medical marijuana.

Mr. Surface stated that we have one dispensary in town and he does not care what they grow.

Mr. Dawes explained the law on dispensaries and how many allowed in town. He stated that only one recreational marijuana dispensary will be allowed in Georgetown.

Discussion on Healthy Pharms and if they can grow recreational marijuana.

Mr. Sadler asked why the rush. Mr. Fowler stated that they need to address what is in front of them in a timely manner.

Mr. McDonald stated that they need the non-opposition letter for the State to move forward.

Mr. Surface stated that we should have come up with a plan for this area. He stated that constituents have said take the money.

Discussion

Mr. Bonavita asked counsel to work with GreenBridge and finalize the host agreement for the BoS meeting on Monday, August 21, 2017.

ITEMS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS IN ADVANCE OF THE MEETING

SELECTMEN'S REPORT

Strategic Plan Goals

Mr. Bonavita stated that he told Mr. Trapani that he will get the Strategic Plan Goals done. He asked members to get their goals to him and he will put them in the spreadsheet.

NEXT MEETING

Monday, August 21, 2017 at 7PM, 3rd floor meeting room

ADJOURNMENT

Mr. Fowler moved to adjourn. Mr. Surface seconded the motion and the motion was approved by a unanimous vote.

Meeting adjourned at 8:40 PM.

Minutes transcribed by J. Pantano.

Minutes approved September 18, 2017.

Documents used in this meeting:

- Camp Denison-One Day Liquor License
- GreenBridge Health-Marijuana Growing Facility Host Agreement
- Strategic Plan Goals