

HALIFAX BOARD OF SELECTMEN
SELECTMEN MEETING
TUESDAY, NOVEMBER 28, 2017 - 7:30 P.M.
SELECTMEN MEETING ROOM

Meeting came to order at 7:30 p.m. with Selectmen Thomas Millias, Kim R. Roy and Troy E. Garron present.

The following business was discussed:

PLEDGE OF ALLEGIANCE

The Board as well as those attending tonight's meeting stood to recite the Pledge of Allegiance.

AGENDA

Moved by Garron and seconded by Roy, the Board unanimously approved the Agenda for Tuesday, November 28th.

MINUTES

Moved by Roy and seconded by Garron, the Board unanimously approved the following Selectmen Minutes:

- Regular Session – October 23, 2017
- Regular Session – November 20, 2017
- Executive Session – October 24, 2017

AFFIRMED WARRANT AND COMMITMENT

Moved by Garron and seconded by Roy, the Board unanimously affirmed approval for the payment of the following warrants and commitments:

| | | |
|----------------------|-------|---------------|
| Vendor Warrant | # 45 | \$ 101,785.80 |
| Ambulance Commitment | # 11A | \$ 55,980.00 |

APPROVED WARRANTS AND COMMITMENT

Moved by Garron and seconded by Roy, the Board unanimously approved payment of the following warrants and commitment:

| | | |
|----------------------|-------|---------------|
| Payroll Warrant | # 46 | \$ 365,513.84 |
| Vendor Warrant | # 47 | \$ 50,276.27 |
| Withholding Warrant | # 48 | \$ 134,275.61 |
| Ambulance Commitment | # 11B | \$ 745.00 |

Moved by Garron and seconded by Roy, the Board unanimously approved payment of the following Selectmen bills:

| | |
|---|-------------|
| National Grid (service/concession stand)..... | \$ 33.47 |
| National Grid (service/Town Hall)..... | \$ 1,134.81 |
| MMA (meeting/Seelig)..... | \$ 40.00 |
| Pamela McSherry (reimburse petty cash)..... | \$ 36.93 |
| KP Law, P.C. (legal/October)..... | \$ 772.19 |
| Harry B. Harding & Son, Inc. (STM warrant for 11/20/17) | \$ 495.60 |

GENERAL MAIL / DISCUSSIONS

Revocation Hearing – Evergreen Beverage

The business owner is in arrears in his taxes therefore a hearing will be scheduled for December 12th at 8:15 p.m. a notice of the hearing went to the owner today.

School Committee Resignation – Kim Cicone

Kim Cicone has resigned for the school committee effective November 21st. Two residents have sent in talent bank forms and there will likely be a joint meeting with the BOS and the school committee to interview each one and appoint one to the committee to fill until May or that person could run for another term.

Moved by Garron and seconded by Roy, the Board unanimously voted to send a letter to Ms. Cicone thanking her for serving on the committee.

Recycling Contract

Moved by Roy and seconded by Garron, the Board unanimously authorized the Chair, Thomas Millias, to sign the recycling contract with Waste Management Avon.

395 Plymouth Street

Seelig wanted to inform the Board that the Building Inspector is continuing to rectify the condition of the above property with the owner.

OCPC Route 106 Corridor Study

Representatives from OCPS will be meeting with the Traffic Safety Committee on December 14th to present recommendations for Route 106 Corridor Study. Both Millias and Roy will be attending.

Pine Street Bridge

Seelig is waiting to hear back from the Highway Surveyor about the status, but Mass Highway has issued an updated status report (copy forwarded to Highway Surveyor) of the condition of the bridge.

Entering Halifax Sign

Mass Highway plans on replacing the Entering Halifax sign on Route 106 at the Plympton/Halifax line.

Inspection List for License Holders

The following locations have been assigned to each Selectman to do annual inspections:

| LOCATION TO INSPECT | ASSIGNED TO |
|---------------------------------|-------------|
| BR's Monponsett Inn | Roy |
| Country Club of Halifax | Roy |
| D's Grille 58 | Millias |
| Halifax Mobil | Garron |
| Happy Dragon Restaurant | Roy |
| Harmony Two Liquors | Millias |
| Lindy's General Store | Garron |
| Lyonville Tavern & Restaurant | Millias |
| Twin Lakes Liquor & Convenience | Garron |
| Unit 5 Bar, LLC | Millias |

Surplus Computers - Library

The Board unanimously declared two (2) 2013 CPU - Dell Optiplex 3010 surplus from the Holmes Public Library.

The computers are in good condition so Seelig will offer them to the departments and if there is no interest he'll accept sealed bids for them.

Recycling Abatement Requests

Resident (Bill #768) is requesting an abatement due to the fact that they have been having issues with the Post Office not making deliveries of packages and letters and this could be the why she never received their bill. Roy said that she would like to help the resident out and lots of the residents who presented abatements to us have had good reasons but she would hate to set precedence. She further said that they need to review the recycling abatement policy. Millias added that if they were to abate this one it would not be fair to those who were already denied by the Board.

Another resident (Bill #526) also is requesting abatement as they have a private hauler picking up their recyclables.

Moved by Roy and seconded by Garron, the Board unanimously voted to deny abatements for Bill# 768 and 526 based on the fact that they were received after the deadline date.

Free Cash Amount

The free cash figure as of June 30, 2017 is \$1,165,938. There are a couple major projects including replacement of the fuel tanks at the Highway Barn which will use up this money quickly. All this is subject to articles being approved at the Town Meeting in May.

MA Collector's Designation

Treasurer-collector, Pam Adduci, has received her official certification as a Municipal Collector from the Massachusetts Collector and Treasurer's Association earlier this month.

Moved by Garron and seconded by Roy, the Board unanimously voted to send her a congratulations letter.

School Repair Project

The next meeting will be tomorrow at 1:00 p.m. in the Selectmen's Meeting Room.

Junk Car - 27 Hillside Avenue

A Certified letter has been sent to the residents at the above address. If nothing happens by December 12th, daily fines will follow.

Monponsett Pond Alum Pumping Facility

Bid deadline is November 30th.

Junk Car - Map 73, Parcel 7A

A certified letter has been sent to owner, brother of owner came in to get an unregistered vehicle application. Seelig is waiting until December 12th to see if anything materializes.

Land Use Counsel

Seelig asked the Board their thoughts on changing Land Use Counsel.

Garron felt that it has only been the last few years where they have to been happy with the firm and Millias said this has been over the course of many years that the town has not gotten the best advice from them and personally would like to look into another firm. He added that they owe it to their boards and committees.

Roy asked if they received a letter from the Zoning and Planning Board and Seelig said no. Millias stated that they have worked with KP Law in the past and they were very helpful and responded in a timely manner, which he has not seen that in a long time with our current land counsel.

Moved by Millias and seconded by Garron, the Board unanimously voted to go with KP Law as the town's Land Use Counsel.

Pope's Tavern Project

Seelig said that things are moving slowly and the survey work has been done but there is not a plan that shows the bounds of the property along with the schematic of where the building will be placed. He continued to say that we are going to end up with a slightly new plan because in the plans the kitchen was going to be close to the road. Garron asked if there was law stating a kitchen could not be so many feet from the road and Millias said no just any part of the structure. Millias said that that the existing kitchen is already too close to the road in terms of the zoning setbacks. Seelig is not sure if they will need a variance from the ZBA for the new plans and if so the earliest we could get a variance would be January and we would need to get those permits in place before we want to go to the construction document phase because if we are not get the variances that are needed then we have to come up with a different plan.

FY2019 Budget

Seelig said that the town is in decent shape and there is a plan in place for some of the debt. For Pope's Tavern and the fire suppression projects payments for them will be made within the levy limit. We will not be making any debt payments during FY19 but we want to leave enough money on the table for FY19 so when those payments come due in FY20 there is place in the budget for them. As far as the other school projects the recommendation is going to be is that we start paying down that debt during FY19. With interest rates so low right now the idea is to start paying that down so that when we do the permanent bond we will have less of a principal and pay less in interest and the taxpayer won't have to continue to pay interest on the entire amount of the bond.

The Finance Committee is recommending a level service budget so that any contractual increases that are mandated would be in position.

There is a 1.3% retirement increase and a 10% health insurance increase, which is not as bad as last year's increases that were between 11 and 19 %. Garron asked if there is any impact if the Federal Government passes the health plan and Seelig said that they have not gotten that far yet. If the Board is okay, the budget letters and budgets will go out later this week with a deadline being the first week in January.

Moved by Roy and seconded by Garron, the Board adjourned to go upstairs to the Great Hall for the marijuana care facility presentation at 7:57 p.m.

SCHEDULED APPOINTMENTS

4 Daughters Compassionate Care Facility Presentation

Millias began by saying that they are here tonight to listen to the presentation for a proposed marijuana growing facility in Halifax of which could be somewhat of a benefit for the town. Millias then gave the floor to Andy Kushner.

Mr. Kushner

We are here this evening to talk about the development of the Haseotas and introduce the project of a commercial greenhouse to produce medical marijuana. They are looking to get feedback from the selectmen and from the townspeople to come up with something that is accepted by all. The Haseotas property is eighteen hundred acres and is currently being used as a farm. He pointed out on the map (page 4 attached) that it is just the triangular corner of the property that they are looking to purchase which is about fifty acres. The facility will be well off the road with very little visibility from the street and there is a natural buffer along the property on River Street. The closet neighbor is about ¼ of mile from the property. The property is zoned industrial and does not fall within the jurisdiction of Chapter 69 and is not located near any schools, churches, playgrounds or anywhere children congregate.

Brian Striar

Striar began by saying that he is the founder of 4 Daughter's Compassionate Care, a licensed medical marijuana facility in Sharon MA where they do a cultivation and dispensing business. Here in Halifax they are only looking to do a cultivation project and not interested in doing dispensing. They have started in Pennsylvania and now focusing on other investment opportunities in Massachusetts and feel Halifax offers them an opportunity to do it seeing as Halifax voted to accept the recreational tax, which they look for towns that are proactive and looking for a revenue source. They will have a greenhouse project on the farm and expect a substantial amount of revenue somewhere on the lines of one million dollars a year depending on the market in Massachusetts. He has been in the industry since 2008 and feels that they will be able to sell everything they grow at this facility. He continued to say that this will be a multi-phase project starting at 40,000 sq. feet and going up to 100,000 sq. feet, if the market does what it is expected to do. His goal is to hire as many local residents as possible roughly twenty-three for Phase 1. Also with him tonight is cultivation specialist, Steve Garner and security expert Thomas Walsh, who will talk about their specialized area regarding the project. He then will answer any questions the residents and the selectmen may have.

Steve Garner

He has done work in other states and has been involved with cannabis for the last four years. They offer state of the art security and want to do this the right way. They do not want to over build but expand if the market is there.

Page 6 & 7 (attached)

The facility will be about five to six hundred feet from the road and there will be a fence around the entire facility for security purposes and within that there will be employee parking and there will be access for fire trucks. They are planning on starting off with a 40,000 sq. foot greenhouse with 15,000 sq. feet of it for manufacturing. He further went over the security & environmental impact of the facility (see attached pages 8 & 9). He said that they will be taking advantage of the sunlight and make it as energy efficient as possible. The building will be twenty-three to twenty-four foot high with glass and steel construction throughout. There is always concerns about security about people seeing into the building and they want to remain discreet so what they do is the first ten to twelve feet will be solid metal panel walls and for the remaining part of the wall they will do infused glass where you cannot see through.

The roof will be cleared glass panels. On the topic darkness they have curtains all around the greenhouse and of close thirty minutes before dusk to minimize any type of light pollution so that no light is seen from anyone. The security measures will be the same that have been used throughout the other States they have facilities. No water will be going into streams wetlands as the water they use is filtered and reused in the system. Someone had asked if the water source will be town or a well and Striar said likely a well. Garner continued to say that anything they put out stays within the bubble. He added that there will be heated floors to keep the heating bills down.

Tom Walsh – Netwatch Security

Netwatch is a remote monitoring surveillance company that uses state of the art hardware to detect intruders in real time. They have cameras and detection devices that are activated should someone come onto the property and someone monitoring the camera can give an audio warning for them to get off the sight. He continued to say that will sit down with the Police Chief to go over the protocol Netwatch would take should they have an incident. Whenever there is activity it will be filmed and they will know who is where at all times. The system lets them know when it is down, when it is working, if the power goes out and any diagnostic problems.

Brian Striar

He wanted to go over the financial opportunity for the town so he began saying that in Phase 1 they can cultivate about twelve thousand pounds of marijuana which would be between \$2,000 to \$3,000 dollars a pound resulting in twenty two million dollars of wholesale which translates to \$650,000 for the town to allocate where they deem fit. He stated that this is not a dispensary where there would be daily traffic of people coming and going but there would be deliveries to other dispensaries. As they expand into Phase 2 and 3 it could be a million dollars for the town (town get 3% of what they make). He continued to say that there will be twenty-three jobs in Phase 1 and fifty in the later phases and they have pledge to the selectmen that they will hire locally at the extent that the law will allow them to discriminate against people outside of Halifax. They want to hire local as it is a benefit to them. The biggest thing for any community is the financial benefit for them and the money is substantial for a town where there is very little industrial or commercial revenue.

Brian Striar

He said that Charlie had forwarded him the Facebook comments and were going to address questions asked about the odor and the light coming from the facility.

Steve Garner

The property is several hundred feet back of the road and there is one house that is a quarter mile away from facility and another home is a half mile away. They will be using exhaust fans in the greenhouse that will be pushing the air in one direction and then vented through roof vents which they crack slightly and the air seeps. The building is about twenty-three feet in height so releasing it from the top diminishes smell and will have hydroponic generating units that will disinfect the air before leaving the facility. The area where we will be trimming, drying and processing the product will be very concentrated so that area will be treated with carbon filter system. He continued to say that they are taking every precaution to be proactive about this issue. Another question was vehicles coming in and out of the property. Garner said that in Phase 1 there will be one shift a day with about twenty cars then in Phase 2 approximately forty cars. As far as deliveries in Phase 1 there will be two delivery vans a day leaving the property and double that to about four vans in Phase 3. As far as receiving (UPS & Fed Ex) Phase 1 would be one box a day coming in and then on a full build out one box truck a day for deliveries and then one semi a day or every other day.

As for the wear and tear on the roads the road leading to the facility off River Street will be paved and vehicles will be leaving via Route 105.

Brian Striar

There will be one or two trucks/semi-trucks a day and clearly Route 105 is the route they will be using hence the vehicles would be taking a right onto River Street when leaving the facility and they will encourage drivers to go this way. This is our first step in proceeding with this and is here tonight to get the temperature of the community. He said that if this something that the town is dead set against then we are leaving and if it is something you are excited about that we would love to work with everyone and make this happen. The cost to do site plan and engineering will run into tens of thousands of dollars so before we spend any money we want to get a feel from the town. He said that one question asked was how would the nearby property values be affected and he said they do not think this is a real issue and does not see a decrease in property values but he is willing to discuss it. As for security if the town wants to pursue they would talk with the fire and police chiefs to get their input on the project. Another question was the impact on the local wildlife and he was not sure what the question was reference to but realizes that there might be some endangered species out there. As for hunting, dirt bike activity and the airplane club some of that stuff can still go on but there are other plans for the development of this property besides what they are doing such as the property owner is looking to do a solar farm so he thinks the whole dynamics of the property will be changing.

Mr. Kushner

Kushner said that they are under contract for forty-seven acres of the eighteen hundred acres so they only have control of the forty seven acres. It is unbeknown to them what is going to happen with the rest of the property that is in Halifax and Middleboro but does know that Haseotas family is interested in selling the property. Millias asked if the Halifax portion of the Haseotas property is about five hundred and seventy-five acres and Kushner said yes.

Millias thought that the audience should hear how the Board of Selectmen felt about this proposition.

Roy

She started by saying that when Question 4 passed she was not in support of it as she felt there were not enough laws in place here in Massachusetts but the residents of our town did fully supported it and when we went to Town Meeting with the changes of zoning our town supported that also. So when the BOS was approached by this company she felt that they needed to considerate it. As a small community we rely heavily on or residents to support our services so we as a Board are charged with trying to find alternatives to offset the residents tax bills. A couple of years ago we received a grant to bring in a economics consultant to help us find ways to bring in commercial based businesses and what we found that we are not attractive for businesses due to the town not being close to the highway. When first approached she questioned the quality of the business and was interested in the numbers but it is not worth it if it is not something we want as a community. She is not in support of a dispensary because the laws are not in place for that but a grow facility is something she could support and this could be an opportunity for us as Halifax could be a model for Massachusetts for this type of facility. We could make it a very professional business, have the highest of standards and make it the way we want it and be proud of it. This is not the number one thing she would personally choose to bring in revenue for the town but it is something we could take a look at as if can be a professional business and it could bring jobs to our community.

Garron

His major concern was security but that was addressed in their presentation this evening as well as the odor. He too did not support Question 4 as he felt we had enough problems with alcohol on the streets and he did not want to add marijuana to it because it leads to other things. Also he is not in favor or a dispensary but does support a growing facility as long as the proper things are in place. He said that many times he is asked by residents why are my taxes so high and this is something that can take the burden off the taxpayers.

He likes the idea that the town will have a say about what they want and the best thing we can do is take a look at it. He continued to say that they have done this before and are experienced individuals who operate within the law to establish a good growing facility here in town. This proposal is good thing if they do what they say they are going to do.

Roy again added that the BOS has high standards and this will be one of the best facilities, run professionally and we as a town are going to be proud of it and not embarrassed.

Millias

He did not support Question 4 for a lot of reasons one being with the opioid crisis everywhere but as Roy said the resident have supported as well as the State. Phase 1 of this project could be the equivalent of six Walmart stores and we as a town cannot overlook that. We have spent a lot of money over the last couple of years for Pope's and the school and we have other obligations coming down the road so this is something that can help take the burden off the residents. He was impressed by their plan and most of the questions he had were covered when first presented. He continued to say that it has been thought out and they have a proven track record and we could look at what they have done and the problems they may have had and work from that. Unless he finds a really good reason not to support it he will support it as they have an obligation to the community.

Man in red plaid shirt (front row Middleboro resident)

He said they mentioned light pollution from the building. He used to live in Halifax but has moved to Middleboro. He drives down Route 105 at night and there are no street lights and he likes the farm country setting here in Halifax and Middleboro. He understands there needs to be some light and asked if it was possible to keep the lighting down and maybe blocking it with trees.

Steve Garner

Said in Colorado they take their light pollution seriously as you can't have a single light outside facing outwards. They do need to have security lights in the parking area but is more than willing to work with the residents regarding light issue. The resident understood that they needed lights all night long but asked if it was possible not to see it as they drive by.

Mr. Kushner

He said that only about twenty percent of the property will be developed so the reaming of the land will have natural vegetation. The front of the property is wetlands so that will be shielded with vegetation for about two hundred feet.

Brian Striar

During the process we will keep that in mind.

Thomas Fitzgerald asked if the airplane club will be affected and Kushner said that the airplane club will not be within our boundary.

Man in red plaid shirt (front row)

His concern was if this facility gets built and it does not work and now it gets rezoned for something else out what happens does another plant move in there creating more lighting, smog etc.

Mr. Kushner

Said that it is his understating that back in the 30's and 40's an ammunition factory was on the property and there are foundations and concrete walls still out there. It was industrial zoned property but not traditionally industrial area. Striar said that they are not changing the zoning at all.

Lady w/ pony tail

Asked if they had any other facilities in the area?

Brian Striar

They are under construction in Sharon for a thirty-two thousand square foot warehouse where we will be cultivating and possibly dispensing.

Lady w/ pony tail

When you were talking about the financial projections what is it based on?

Brian Striar

Said he could try and pull up some background but it is really for not Massachusetts but can look at the sale for other States. And that is how they come up with these projections they presented tonight. They feel that they are conservative numbers they are using.

Mr. Kushner

In the first stage there will be ten to twelve thousand pounds of product (per year) and the projections are based on one calendar year sales and based on (inaudible) full sale prices for that product.

Brian Striar

If you were to go to a dispensary here in Massachusetts the retail price is about \$5,600 pound so we reduced that to what we think the market might sell at wholesale.

Steve Garner

He said that every market is different and they would need to look at the demographics.

Lady w/ pony tail

You talked about the use of exhaust fans how does that relate to noise pollution?

Steve Garner

Yes there is noise associated with the large exhaust fans but we use all passive ventilation techniques such as opening a little vent on top to leak out and minimal fans. The noise is no more than a car going down the street from five hundred feet away. There is no large machinery and the largest machinery we have would be irrigation water. He said that they are very confident that if you are walking the perimeter of their property you would not hear any noise coming from the facility and certainly not from the road.

Jean Gallant

She asked how did they find Halifax.

Brian Striar

He is in the real estate development business therefore he uses his knowledge of that and the computer and looks to see what towns have approved the two percent sales tax and during his research he saw that Halifax did and so that is what attracted them to Halifax. He said that any town that is going to take that position they are going to see if they can do something.

Man in red plaid shirt (front row Middleboro resident)

He asked if they thought about property in the industrial park? Why this spot so far from a space that has already been developed?

Mr. Kushner

He said that they look for what is available, the size of the property and what is the zoning. This location checked off a bunch of the boxes. It is rural, has very few people within the radius who will be affected by it and it is zoned appropriately.

Millias

He said there is no land available in the industrial park and there is a daycare facility within a thousand feet which may impact the site.

Man in red plaid shirt (front row Middleboro resident now saying Plympton)

He brought up when Sysco came to Plympton there were a lot of promises that the taxes would be (inaudible) but that did not happen as the taxes increased. He understands the financial impact for the town but asked what do we have to fall back on in the event Halifax gets burnt like Plympton did.

Millias

He wanted to clear up things up saying that the town spent the money in anticipation of revenue from Sysco that did not get sent to the town. He then said that is when you rely on the Board of Selectmen and the Finance Committee. He continued to say that many years ago when Halifax had a landfill facility this town wisely chose not to take any of that money and put it into the operating budget but put it into a fund. The Town of East Bridgewater used it for operating money and when the landfill facility closed they were horrified because the revenue stream ended. Halifax has always been fiscally proactive and we think things out. We have not come up with a plan for the money but he assured the audience that will not happen in this town.

Man in red plaid shirt (front row Middleboro resident now saying Plympton)

He built on River Street a year ago and when went to the Water Department to get water down the street and he was told that they would need a municipal bond to do the southern part of town He then had a contractor who was willing to dig it for nothing as long as the town paid for the installation of the water line and the town couldn't even do that so he is just a little skeptical. He knows the town needs the money but he couldn't even get water down the street. He also had a concern about the lighting from the facility but they did do a great job addressing light pollution from the inside he still would like something done about the light pollution on the outside. He is not overly concerned about the traffic toward the River Street end because if it just employees driving down there and we get traffic down there anyway. The road is a mess but in reality the folks in that area are really helpless to stop it.

Garron

We had the same concerns with Walmart and Stop & Shop; what will we do with an empty building should they not succeed. There are no guarantees.

Man in red plaid shirt (front row Middleboro resident now saying Plympton)

His concern is more about the promises of privacy, light, odor, water and noise pollution. There was nothing there to make him comfortable about the taxes coming down because of the revenue and the other thing was what if I does not work out there is nothing to stop the madness.

Millias

He did not want to minimize the residents' concerns but wanted them to keep in mind that this land is industrial and other businesses could come in and the town may not have any control. If this is to go forward we will try and control the environment but we probably have more opportunity to get controls on this then we would with any other industrial type setting.

Brian Striar

Understands what they are saying and they will do their best to live up to everything they presented tonight and go further. They will go back and look at the external light pollution issue. As for not being successful, he hopes will not happen, but understands the resident's point. They will do their best to work with the selectmen and every other board to make everyone feel comfortable.

Lady in the audience

Asked how do the projections work?

Brian Striar

Said the law allows a community to implement this three percent community host agreement. So if we can do twenty-two million dollar in sales our first year three percent of that which would be \$650,000 would go to the town.

Burt Gaynor

Would cultivated product be brought in and processed and then shipped out or is this strictly going to be cultivated here in Halifax?

Brian Striar

We only contemplated strictly what is grown here at the facility. If the town does not want us to do that we won't. He thinks they will be able to purchase from another licensed cultivator and bring it to our facility and process it. This is not their intent to do this and is happy to take that off the table.

Burt Gaynor

As far as security goes do you have a procedure checking people when leaving the facility with the product?

Steve Garner

When you enter the facility we have changing rooms where employees will change into freshly laundered scrubs and a pair of shoes similar to crocks. Water bottle and phones are all left in your locker. At the end of the day when you leave you change back into your clothes. The scrubs are laundered every day. The only opportunity for someone to take something would be to put in on you but you are on camera. One could take a tiny little piece but that would be the most you could do without someone noticing. If they were to suspect something like that happening they would go back and review the films.

Stanley Rosen

He stated that they have not thought about bring the product in and processing it but they do not want to preclude that. He explained that they are asking for two licenses from the town one is for a marijuana cultivator and the other as a marijuana product manufacturer, which enables us to process flour and oil and other products. The oil is more expensive than flour which means our sales are higher which means the revenue to the community is higher. So we would not want to say that we are not going to do that. Striar said they could continue that discussion with the Board.

Man next to girl with pony tail

Does this mean this could switch from a simple greenhouse to manufacturing plant of some sort?

Brian Striar

Not sure but there is fifteen thousand square foot conventional warehouse facility where we would house that process in. Again the security that we would have for the greenhouse will also be in the processing facility.

Lady w/ pony tail

She understands that they cannot give concrete numbers for the projections but she wanted to point out that if this is accepted it is a huge impact to the residents, our wildlife and ecosystem.

Stanley Rosen

There is a projection from one of the Massachusetts revenue department which is that by the year 2020 there will be 1 billion dollars in recreational marijuana sales as opposed to medical.

Brian Striar

Over the next few months he will be talking with the BOS and the Planning Board and going through the process and he will be able to make the residents comfortable with the numbers they are projecting. He feels very confident that they will be able to generate the numbers from looking at other States that have instituted recreational marijuana sales.

Millias

Asked who is going to be the financial investment in this project.

Steve Garner

Phase 1 they have a ten million dollar budget and said that the market will be there.

Dick Wright

Asked the Board of Selectmen to get a guarantee minimum on what the projections are because what if another cultivator comes to Carver and Halifax's facility only makes half of what is anticipated then we are out that other half.

Brian Striar

He said that it is their understanding currently the way the regulations are playing is that we cannot guarantee a fixed figure but we will certainly consider that and continue to explore it. As the Cannabis Control Commission starts to come out with their rules and regulations they may tweak that one but currently it is tied into the percentage of sales.

Roy

She understands the concerns of the lady in audience and said that this is the very beginning of the process. The BOS is not just sitting back saying we believe everything without vetting things. We have a record of looking at things and making it the most professional endeavor that we are proud of. We are aware that this may not work out and this is just the infancy of the project and tonight is just a discussion to get the temperature of the residents and listening to your questions and concerns. If this does work out will be a benefit for our community.

Garron

There is no guarantee what is being said is going to be done but we can make sure all our needs are met. We are trying to what is best for the whole town and no everyone is going to be happy but we are going to do the best to try.

Millias

He has been in the town for forty year and he too thinks at Route 105 is beautiful and years ago there was talk of putting an airport out there, which was close to happening, and he was horrified. Needless to say the Haseotas family is going to do something with this property. It is not a done deal and this project will be vetted and it going to have every opportunity to succeed. Again we owe it to everyone to look at this and if it has the potential to productive for the town then it is something we should explore.

Jean Gallant

She asked if this was a Town Meeting vote or a Board of Selectmen.

Mr. Kushner

We work with the Selectmen, ZBA, Conservation Commission and Planning Board.

Garron

Wanted to point out that where Walmart sits now there was going to be a rubber plant and the smell from that would not have been pleasant.

Man w/ black stocking hat

Asked if they actually would see what is going on and their thoughts on people tampering with the building.

Tom Walsh – Netwatch Security

There will be twenty-eight external cameras so it is like having twenty-eight security guards on the spot. Our system allows us to visually see through the cameras any activity that is happening and we will have direct contact with the Police chief. This is unlike a security system where an alarm would go off. Striar added that this system is state of the art as they have to follow certain specs and regulations.

Dick Wright

What time of a time frame do you have?

Mr. Kushner

He said that there are numerous steps in the process such as they need to engineer the site, then the wetlands, then the septic, the building will have to meet certain building codes and then meet the security regulations. There are a lot of technical details that need to be put in place between now and construction. He said it would probably take between six months to a year.

Brian Striar

Hoping to be permitted by the end of 2018 and beginning construction the spring of 2019. We would like to start construction by late summer but it is a matter of working with the various boards and committee. This evening's presentation is posted on the town's website and any comments that come in they will be happy to address. They look forward to having the opportunity here in Halifax.

What will the elevation of the building be?

Steve Garner

The supporting structure would be fourteen to sixteen feet. The peak of the greenhouse is between eighteen and twenty-three feet but we can work on that as it depends on building codes and other things.

William McAvoy

Who are your top competitors?

Brian Striar

Right now we do see much ... competitors are like fifteen medical dispensaries that are licensed and up and running right now. We know that there are about a hundred licensees like us moving forward that have not opened but are under construction. So we really don't know what the competition would look like. On the recreational side of things we can look at what is open for the medical then we can say okay a cultivation facility that can produce five thousand pounds a year and we can do that if dispensaries are open so fifteen are open and they all can produce five thousand pounds that would be seventy-five thousand pounds that they are contributing to (inaudible). So there is no completion that they are aware of right now that has gotten approval for recreational cultivation. The cannabis community is a pretty small community so they hear what is going on in other towns and are not seeing and completion for recreational cultivation at this moment. He said the quicker we get up and running here the quicker we can start generating some revenue.

William McAvoy

What agreement do you have with the Haseotas family and if not the timeframe to do so?

Brian Striar

We have a purchase and sales agreement for fifty acres.

William McAvoy

Is it contingent on the approvals?

Brian Striar

Yes, contingent on approvals for greenhouse cultivation.

William McAvoy

(inaudible)

Brian Striar

Three percent is our sales but there is opportunity for more if you have a dispensary also.

William McAvoy

(inaudible)

Brian Striar

We will work on getting a hard number on wholesale projections and provide the Board with those statistics.

Steve Garner

We have a fifteen percent markup from wholesale to retail. In Colorado, Washington and other States if we sold a pound for three thousand dollars a dispensary would bring it up to six thousand dollars.

Stanley Rosen

That would vary depending on how the market goes because individual sales determines the percentage markup based on costs. The market has not happened here in Massachusetts. The Oregon market may be a little different from the California market which could be different Denver market. Striar said that they will work on that to come up with a number.

William McAvoy

He said it was mentioned earlier that they will produce twelve thousand pounds annually and \$ 3,600 per pound he is coming up with 67.2 million and if they are saying 50% markup value that would be 38.6.

Brian Striar

He said it is three thousand dollars on their wholesale end.

Stanley Rosen

Said they are hypothesizing and he appreciates that he is trying to get a hard number from them

Steve Garner

We are looking at about six thousand pounds and projecting three thousand dollar wholesale so that is eighteen million dollars and if we do roughly three thousand pounds of trim manicure the flour seven hundred fifty dollars pound so that would be roughly another four million dollars there so that four million plus the eighteen billion gives us about twenty-two billion Phase I.

William McAvoy

Asked what does it mean when the say up to three percent community host agreement?

Brian Striar

What is allowable?

William McAvoy

Could it be zero?

Stanley Rosen

We would hopefully sign the community host agreement and we will go with the highest amount allowed which will be three percent of our sales and Striar said they are not looking to negotiate that down.

William McAvoy

Will there be any infrastructures resources from the town?

Stanley Rosen

He does not think any as they are going to end up doing road work.

Mr. Kushner

He said there are no outside improvements needed. There will be onsite septic and will use unsafe wells for irrigation. They will have to bring down power but that will not be on the Town's dime.

William McAvoy

What other towns are in competition with Halifax?

Brian Striar

Again they have not heard much of anything other than a very large project (one million square foot greenhouse) in Freetown that has been approved for medical cultivation.

Lady in the audience

Thought there was one in Lakeville industrial park also.

William McAvoy

Town water or wells?

Mr. Kushner

We are looking at wells at this point. We have not done any well testing to determine whether we have enough capacity.

At this point Millias thought it was time to end the discussion. He thanked everyone for attending and asking questions and said that this is the first of many more discussions about this.

EXECUTIVE SESSION

Moved by Roy and seconded by Garron, the Board voted as follows to enter into Executive Session at 10:01 p.m. to discuss Patrol Officer's contract:

- Thomas Millias - Yes
- Kim R. Roy - Yes
- Troy E. Garron - Yes

Millias announced that no statement would be made at the end of the Executive Session and the Board would not reconvene in open session.

Moved by Garron and seconded by Roy, the Board voted as follows to come out of Executive Session at 10:13 p.m.

- Thomas Millias - Yes
- Kim R. Roy - Yes
- Troy E. Garron - Yes

MEETING ADJOURNED

There being no further business, moved by Garron and seconded by Roy, the Board unanimously voted to adjourn the meeting at 10:13 p.m.

Troy E. Garron
Clerk

/pjm