

HULL PLANNING BOARD

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Minutes: September 14, 2017

Members Present: Harry Hibbard, Chair; Steve Flynn; Joseph Duffy; Steve White; Jeanne Paquin

Members Absent: Jason McCann, Vice-Chair

Staff Present: Chris DiIorio, Director of Planning and Community Development

8 p.m. Hibbard called the meeting to order.

Medical marijuana presentation by Evergreen Farms

This was a joint meeting with the Board of Selectmen at the selectmen's meeting of September 14. The purpose of the meeting was to hear a presentation by Evergreen Farms, a nonprofit seeking to open a medical marijuana dispensary in Hull. Present on its behalf were Ben Smith, CEO; Sam Tracy of 4Front Advisers, a consulting firm working with Evergreen Farms; and Stephen Mandile, secretary at Evergreen Farms and president and founder of Veterans Alternative Healing. Evergreen started the state's application process in June 2017 and is negotiating on the purchase of an undisclosed town property.

The PowerPoint presentation can be seen in full on the town website. It included:

- A medical and legal overview of medical marijuana
- An overview of medical marijuana in Massachusetts
- A list of the Evergreen Farms team
- Information about the dispensing facility
- An overview of security regulations

In the discussion following the presentation Smith stated that this was an introductory meeting. The firm will ultimately need a letter of support or non-opposition before it can continue its application process with the state. He stated that the site being considered is in a non-residential area that does not overlap with any areas prohibited by state law. The facility would sell products including the flower, in addition to processed products such as edibles and topicals. Smith estimated that initial traffic would be 50-100 patients a day, with possibly 200 a day in the summer. The facility would employ 20-25 people and is committed to hiring locally. He estimated revenues at \$3 million in the first year and \$10 million by the fifth year. There is no sales tax on medical marijuana, but facilities enter into a payment in lieu of taxes agreement with the towns in which they are located. There is a five-year time cap on the host agreement for a medical facility.

DiIorio stated that there is currently no town zoning in place for medical or recreational marijuana. The Planning Board is in the process of drafting a marijuana overlay district bylaw, which they expect to have completed in the near future. Hibbard said that all of the state prescribed buffers have been considered in the overlay zone, which is expected to include Nantasket Avenue from Wharf Avenue to the south end of the DCR beach and to include George Washington Boulevard.

Hibbard said that the Planning Board is discussing an overlay that includes both medical and recreational marijuana because the state law will probably restrict a town's ability to limit the number of recreational facilities to fewer than licensed medical facilities. If a town that voted yes on the ballot question had a registered medical marijuana dispensary, it would require a referendum vote in order to prohibit recreational marijuana.

Tracy said that there is also a regulation that states that a town with a medical marijuana facility has to also allow licenses for recreational stores up to 20% of the number of liquor licenses the town has. (Hull has five.). This regulation can also be overturned by a referendum.

Constable stated that she doesn't feel that the community is ready or properly situated for this type of facility. She stated that she has talked with other communities that have dispensaries and most of them are located in industrial zones with buffers in place. She noted that the areas in the overlay district Hibbard mentioned are areas where children are likely to congregate. She also noted that other communities have moratoriums in place and are holding off on decisions until the state issues its final regulations. She was also concerned that Hull is much smaller than most communities that have medical marijuana dispensaries.

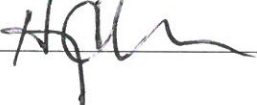
Reilly asked if Smith was looking into going into recreational retail stores. Smith said that he will explore that option. Tracy stated that recreational marijuana can be sold in the same facility as medical marijuana.

Sestito asked about the hours of operations. Smith said that most are open from 10 a.m. to 7 p.m. five to seven days a week. Appointing authorities have control over the hours of operation.

Lemnios pointed out that the town is not obligated to consider just one company and could negotiate with others to obtain the best fit and deal for the community. He noted that the Planning Board had expressed support because of the potential for economic development and asked if it had considered seeking the best operator for the town's economic development.

The Planning Board will complete its draft of the bylaw and submit it to the Board of Selectmen. If the board approves, it will go back to the Planning Board for public hearings. A bylaw would require approval at the May Town Meeting. The owner will need a letter from the Board of Selectmen to proceed with its application to the state. Lemnios noted that negotiations regarding benefits to the town will need to be done before the board issues a letter.

At 9:30 p.m. the Board voted unanimously to adjourn.

Minutes approved:  Date: 10/25/17