



**TOWN OF HOLLISTON
BOARD OF SELECTMEN**

**703 Washington Street
Holliston, MA 01746**

508-429-0608

**BOARD OF SELECTMEN
MEETING MINUTES
HOLLISTON TOWN HALL
AUGUST 20, 2018**

Present: Jay Marsden, Chairman; John Cronin, Clerk

Also present: Jeff Ritter, Town Administrator

Absent: Mark Ahronian, Vice Chairman

1.) Warrant: J. Cronin read the Warrant and made a motion to approve the weekly vendor (expense) and payroll Warrant (19-06) in the amount of \$627,003.72. Second, J. Marsden. Voted 2-0

2.) Public Comment: None

3.) Report of the Town Administrator: J. Ritter reported next week on the Board's Agenda will be a request to hire Russo Barr to prepare the bid documents for the roof replacement at 1750 Washington Street. J. Cronin asked to make sure the water leaking into the downstairs is addressed within the scope of work to be completed by the selected contractor.

Next week there will be two (2) interviews for the Inspector of Building position.

The Library roof replacement is complete and there will be a project meeting next week to start the planning for the final part of the project, the installation of a new HVAC roof top unit which should be completed by the middle of September.

Christine Scafidi has been hired as a part-time Community Therapist/Court Diversion Coordinator.

Finally, J. Ritter read a recent report from the Parks Director.

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4.) Town Planner – Marijuana By-Law: Karen Sherman, Town Planner was present and explained the current status of the marijuana moratorium, the need for a ballot question and articles for the Fall Special Town Meeting.

K. Sherman reviewed a PowerPoint presentation “Marijuana for Adult Use, Local Control Policy Framework: Next Steps.”

In summary the following was presented to the Board:

Step 1. Repeat the Local Ballot Question Banning Retailers?

Step 2. Repeal the Zoning By-Law Moratorium & Replace with Zoning Bylaw Amendments

Types of Marijuana Establishments

Zoning Map: District Locations

Site Plan Review – Planning Board

Types of Performance Standards to Consider

Planning Board Schedule

The reason for another ballot question is because the previous ballot question addressed the zoning aspect of marijuana facilities the new ballot question would adopt a General By-Law.

We will need three (3) articles in the Special Town Meeting Warrant all in sequence. One (1) of the articles would replace the current zoning by-law with a new one as amended. With the possibility of restricting marijuana operations to industrial zones only as one option.

Another option is to restrict the location to be only outside 500 feet from schools or where children congregate and to clarify if the siting would be the building or the property line.

The Board of Health could also adopt performance standards which is her recommendation.

The Planning Board will have a Public Hearing on August 30th and a follow-up discussion in September. The objective is to have a final version in the Warrant and on the ballot for voter consideration in October.

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J. Cronin asked what action the Board of Selectmen should take. K. Sherman said place the question on the ballot and provide the Planning Board comments on the three (3) articles being proposed for Special Town Meeting.

J. Cronin asked when the moratorium expires. K. Sherman said December 31st and it cannot be extended without Town Meeting approval.

J. Cronin asked about retail operations.

K. Sherman said the Town needs a General By-Law not a Zoning By-Law to address the issue.

J. Marsden said the ballot question and town meeting articles would consider restricting retail operations essentially the voters will decide if the Town would allow for retail operations or not.

Jay Leary, 146 Karen Circle asked if there is currently a ban in place why is there a need for change.

K. Sherman said the Attorney General has ruled that the moratorium language that was approved at the ballot was not comprehensive enough the Attorney General's ruling changed because the State Legislature revised the original enabling legislation.

J. Marsden said communities need to revisit the ballot question so it is in compliance with State Law.

J. Leary said the Host Community Agreements do not allow for any retail but in the future that could change.

J. Cronin said we should revisit all of the Host Community Agreements to make sure they are consistent with State Law and House Bill 3818. The Board should provide direction to the Planning Board and this should be placed on the Agenda next week for a follow-up discussion.

J. Marsden said he viewed this an approach to pick and choose where the facilities would be located.

J. Cronin asked how many articles would there be for Town Meeting? K. Sherman said three (3).

The Board agreed to continue the discussion next week and provide feedback to the Planning Board after that meeting.

5.) Board Business

Host Community Agreement – Mayflower Medicinal, Inc.: Attorney Adam Fine was present and review a request to allow his client (Mayflower Medicinal, Inc.) to cultivate for adult use. The Cannabis Control Commission requires a Host Community Agreement for each license which are considered individual licenses for adult use and medical.

Mayflower is currently paying the Town \$118,080 to cultivate for medical use. The Host Community Agreement would add an additional \$81,902 for a total annual payment of \$200,000 as a flat sum.

J. Cronin said that Mayflower is now seeking permission to cultivate for the adult use market and when would they get started?

A. Fine that is difficult to predict when that would happen, but adult use product is currently at \$4,500 per pound. In Colorado it took a year and a half for the industry to get going. The adult use market will ultimately exceed the medical market

J. Cronin asked if adult and medical product could come the same plant. A. Fine said there are different strains but there are small differences. There is still a stigma with a lot of people that they might be doing something wrong.

J. Marsden clarified that this application would be for the adult cultivation only and any products would not be sold in Holliston.

A. Fine said that he thought the \$200,000 number was a fair number for both the Town and Mayflower.

J. Cronin asked if any of the product would be sold outside of Massachusetts. A. Fine said no the law does not allow for that and that most of the product would stay within the Mayflower network.

J. Cronin asked what would be the Town's liability if someone were to get into an accident and it was determined that the product originated in Holliston.

A. Fine said they would be agreeable to incorporating into the Host Community Agreement an indemnification clause by working with Town Counsel but he has not seen that to be an issue yet.

J. Marsden said this should be viewed like alcohol but in this case it would be the Cannabis Control Commission who would enforce the laws.

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J. Cronin made a motion to approve the Host Community Agreement between Mayflower Medicinal, Inc. and the Town of Holliston on the condition that an indemnification clause is included holding the Town harmless. Second, J. Marsden voted 2-0

Host Community Agreement – Mass Botanicals, Inc.: Attorney Adam Fine was present and review a request to allow his client (Mass Botanicals, Inc.) to cultivate for adult use. The Cannabis Control Commission requires a Host Community Agreement for each license which are considered individual licenses for adult use and medical use.

A. Fine this would be a new grower for Holliston and there is currently an approved Host Community Agreement in place to allow for cultivation for medical use. They are seeking a Host Community Agreement for the cultivation of adult use product. They have a purchase and sales agreement in place. His client needs a host community agreement in place so they can proceed to the licensing phase of the application.

This Host Community Agreement is somewhat different than the Mayflower Agreement. This Agreement as proposed would provide the Town 3% of gross wholesale sales.

J. Cronin asked how large the building was. K. Sherman said around \$50,000 s/f.

J. Cronin asked how will 3% of gross wholesale sales will be determined. A. Fine said the Host Community Agreement requires his client to provide the financial records annually to the Town and the Cannabis Control Commission on January 1st.

J. Cronin made a motion to approve the Host Community Agreement between Mass Botanicals, Inc. and the Town of Holliston on the condition that an indemnification clause is included holding the Town harmless. Second, J. Marsden voted 2-0

Minutes of August 6, 2018: J. Cronin made a motion to approve and hold for release the Executive Session Meeting Minutes from August 6, 2018. Second, J. Marsden. Voted 2-0

J. Cronin made a motion to approve and release the regular Meeting Minutes from August 6, 2018. Second, J. Marsden. Voted 2-0

Event Permits – Waushakum Live Steamers, Casserly Wedding, and Historical Society Harvest Fair: J. Cronin made a motion to approve an Event Permit for the Waushakum Live Steamers to be held on August 24, 25, and 26 from 9a.m. to 5p.m. Second, J. Marsden. Voted 2-0

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J. Cronin made a motion to approve an Event Permit for a back yard wedding reception and application from Dominic Casserley and Elizabeth Yon to be held on September 22nd from 5p.m. until 10p.m. Second, J. Marsden. Voted 2-0

J. Cronin made a motion to approve an Event Permit for the Holliston Historical Society Harvest Fair to be held on September 23rd from 8a.m. until 4p.m. Second, J. Marsden. Voted 2-0

One Day Alcoholic Beverage Licenses – Farm to Table and Class Re-Union: J. Cronin made a motion to approve, grant and to waive the license fee for a one day wine and malt license to Bon Fete, Inc. for the Farm to Table dinner event to be held at the Christ the King Lutheran Church, 600 Central Street on August 25, 2018 from 6p.m. until 11p.m. Second, J. Marsden. Voted 2-0

J. Cronin made a motion to approve and grant an all alcoholic license to Special Occasion Services for a class reunion event to be held at the Upper Town Hall, 703 Washington Street on October 6, 2018 from 6:30p.m. until 11p.m. Second, J. Marsden. Voted 2-0

Conservation Restriction – Meadowbrook Lane: J. Cronin made a motion to accept and sign the Conservation Restriction at Meadowbrook Lane. Second, J. Marsden. Voted 2-0

Contract Renewal with the Blackstone Valley Regional Recycling Center: No action was taken until we receive the Contract documents. J. Cronin asked if any fees that were collected could be rechanneled to the Marshal Street Recycling Center for improvements. J. Ritter will look into that.

MPO Election Ballot: J. Ritter said this is being presented to the Selectmen for informational purposes only in case someone from the Board wants to run for one (1) of the open positions on the MPO.

Surplus Property – Bikes not Bombs: J. Cronin made a motion to approve a donation of three (3) bikes to Bikes not Bombs. Second, J. Marsden. Voted 2-0

6.) Any Other Business: J. Marsden said there was one (1) late item. J. Cronin made a motion to re-appoint Bud Schmitt to the Trails Committee for a one year term to expire on June 30, 2019. Second, J. Marsden. Voted 2-0

Adjourn: At 8:13p.m. J. Cronin made a motion to adjourn the meeting. Second, J. Marsden. Voted 2-0

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Respectfully submitted,

A handwritten signature in dark ink, appearing to read "J. Jeffrey Ritter". The signature is fluid and cursive, with the first name "J." and last name "Ritter" clearly distinguishable.

J. Jeffrey Ritter

Town Administrator