

BOH Meeting Minutes 2/7/18

Members present: Member Maxim & Member Spratt. Member Maxim called the meeting to order at 6:00pm. Chairman Poillucci was absent. LakeCam was not present to record.

Proposed operation at 310 Kenneth Welch Drive with Nature's Remedy (retail sales of medical marijuana):

Bob Carr, Ashley Esper & Karen Esper were present. Bob Carr said he could do a couple different presentations depending on what the Board wanted to hear. Member Maxim said they were the first to come before the Board for this so he would like to see everything. Bob Carr gave the following presentation: Nature's Remedy's mission is to provide high quality, consistently dosed, accurately tested and labeled marijuana to registered patients and caregivers at the most affordable price possible. A wide variety of products and services will be provided. The company is currently listed as a non-profit company due to the nature of their business and being a community based organization.

The Executive Team consists of Robert Carr, Jr. who has been in construction for the past 26 years. The site plan and getting site plan approval is part of his business expertise. He has also been part of a non-profit group home in NH for the past 8 years, so he does have experience in the non-profit world. There has been a lot of leg work in getting this up and running. The DPH has a set of criteria that is long and there are a lot of boxes to check. Once you have a town that has given you a letter of support, the DPH runs you through a process, but you need a town that supports you and your endeavors. The DPH can give you a license but unless you have a home- a town that supports you. It's up to the town whether you've been accepted or not. First, you need a letter of support. You meet with the selectmen to see if they will support you. Lakeville Selectmen have given a letter of non-opposition. Then you start the approval process with the DPH, they want to know about your team and who is on it. They do background checks on everybody then you give them management operations profiles and a business plan. John Brady is the Chief Operating Officer, he was in the nutrient business. He started a company called RX Green Solutions, the first marijuana-focused nutrient company in the country. He is just on the Board with them; he is with Nature's Remedy full time. He also helped launch a Vape pen company and it is very successful. He has a lot of background in the industry. Stuart Bernstein is the CPA and our controller. The DPH is making everything transparent. We have a host agreement with the town and they have the ability to come and look over all our books. Ashley Esper is Director of the Retail Operations. She will manage the day-to-day operations of the retail stores, as well as marketing and patient education. Maria Langley is Chief Medical Officer. Geoff Davis is Director of Security he has 45 years of law enforcement and security experience. Matt Parker is Director of Cultivation; he is joined by a couple other experts on our team as well. The RMD application process, they have been working with two applications. The town of Grafton and one with Millbury have gone through the complete application process. There are designs ready to go. In Grafton, there is a site and shovel ready plans. This opportunity with 310 Kenneth Welch drive came around, which is a

pre-existing building where we can just move in and do what we have to do to the inside. So we are creating another application. Each company is allowed three retail locations and two growing facilities. With the retail facilities we would have Grafton, Millbury, and this would be the third. Three months ago, Nature's Remedy entered into an application for a third location in Lakeville. We have just entered into our siting profile. DPH wants a letter of support from the town. That was handed in a week ago. The next process after that is a Provisional Certificate of Registration (PCR). With that they will want to see what the design looks like, give protocols, that is turned around in short order. Then they come in for inspections as we begin building. That appears to be around the corner for us. The PCR is basically your license to go and to start construction. The proposed location is 310 Kenneth Welch Drive.

Security is over the top. There are cameras everywhere; there is a vault that holds all the product. The DPH goes through everything, they want to see everything in place and up and operational before you even begin growing. They will even make you go through and do mock sales for at least a week. Nature's Remedy will work closely with Lakeville inspection services. Member Maxim asked if this was a 24-7 operation. Bob Carr said it was. The growing will be, there may be a security person there at night. It is regular daylight hours that they will be working. There is also a kitchen involved for baking and edibles. It's a commercial kitchen. Member Maxim asked if they were required to have 24hr security. Bob said they were not required, but that's a dialogue to have between the BOH, the Police Chief, and is the area that we're in problematic. What's the current status of the building, are we surrounded by space that we don't have access to-can someone bore a hole in the building and get in? Member Maxim said it is pretty isolated there and the train tracks run right behind it. Bob Carr said it may be prudent to have someone there 24 hours. And again, it's not a requirement. There are motion detector cameras on the outside, as soon as they pick up any movement it goes to a third party. They take a look at it to see if it's an animal or if it's someone trying to get into the building. At that point they make a call either to the security company or the police. It protects from false alarms, having that verification by a third party.

Security Studies were included in the presentation. Crime does not increase around dispensaries, it actually decreases. It's nothing magical about the dispensary, it's fortified. There are cameras everywhere. And it's obvious that it's fortified. People are not allowed to congregate. The only people that stay are the employees and the employee parking lot is in a different location than customer parking.

Medical Marijuana studies- replacing narcotic drugs with medical marijuana. It's a way to wean people off of narcotic drugs. Opioid overdose and mortality rates do drop. There is no relationship between the legalization of medical marijuana and the use of marijuana among high school students. Education is part of what we do. Member Maxim asked if a doctor's prescription is needed to purchase medical marijuana. Bob said that a prescription is needed and you can't even get into the building without showing an id card and then you enter a room where you hand over your information through the glass to a receptionist who puts your name into a data base that goes to the DPH to make sure you haven't gone over your allotment. Some of the benefits to Lakeville – at the least we'll be adding 10-20 jobs at the facility. There is 50,000 square feet to utilize; right now we'll be using 30,000 square feet, ten of which will be used for processing, the kitchen, and the dispensing area, the other 20,000 will be for our first

round of flower. We do a community host agreement with the town, we've offered one, but the town wanted to work with their attorneys to come up with one the way they want to do it. Despite the fact that we're not for profit is irrelevant, we pay our property taxes. We are not for profit for the purpose of serving the patients. Other than that, we don't get any benefits for being a non-profit. The difficulty it creates is that investment in this business is hard enough to get, and if your non-profit it makes it very difficult and the DPH has seen this and will allow us to switch over to for-profit which we will be doing at some point. We don't know when that will happen. We have been a non-profit since the start up two years ago. In the next three or four months the process will started to become a for-profit, and we may find out that we can't do it, but the DPH has allowed everyone to do it. The IRS is the ones that take issue with this. It's not just that we're a marijuana company; it's just difficult to go from non-profit to for-profit. And we need to work with your by-laws because your by-laws call for this to be a non-profit. That's also something we need to take into account and may come through as a variance. Control –the DPH has full control, and the department heads, will have a lot of say in how this works.

Access-to safe, reliable medication for patients in the area. It's all tested; there will be a label on it with exactly what's in it. It's all tested, it has to be pure, it can't have any fungus on it, it has to have little or no metals in it, and there can't be any fertilizers in it. The same with our edibles. It all gets sent out to a third party for testing in their labs. It can't go out the door. The DPH can come in at any time and do an inspection. We open that to you too, anytime.

Responsibility – we are professionals, we've gone through a series of background checks and DPH security. Everyone that is part of Nature's Remedy has gone through full background checks. No one is allowed to have any type of felonies in their background. Member Spratt asked if employees are required to be licensed through the state. All employees are required to be licensed – be a registered agent, which includes all the same background checks.

Why Lakeville- it's patient access. There are 18 dispensaries in the state now, with a patient count well over 30,000. There just aren't enough dispensaries to go around. The closest right now is Brockton. One of the most important reasons to be here is the building itself. The owner is a refrigeration engineer. He's spent his lifetime creating exact temperatures with exact humidity. He can provide a climate controlled facility for cultivation. When the humidity gets over 50% that's when the mold and mildew starts to produce. Also, we will be off the grid, he uses cogeneration. We will be powered by generators that come off of natural gas. The generator byproducts will be perfect for our operation, right down to the CO2. We use infuse CO2 into our rooms to promote growth.

Why it would be great for Lakeville to have Nature's Remedy here - One of the things that we have that is difficult to get is funding. Our group's background is business, so we are pretty good at the funding mechanism. Right now, we are almost all the way funded. For an operation like we're talking about you need about 10 million dollars to get it up and going. It's tough to go to family and friends for that kind of funding, banks- you aren't going to go to a bank, so you go to other sources and there are people out there that will want to be a part of this. A lot of people are going through this process, and you can do it, because you're not at the building stage yet and you haven't committed to building. But it's difficult to get past the stage where you need to put the spade in the ground and actually start building and getting materials.

The host agreement will most likely be 3% of our gross. So that's a significant dollar value that we'll be putting back into Lakeville.

There was a discussion about the site plan.

Ashley Esper presented on what packaging is being considered. The State says it must be childproof and opaque- these are called pot boxes. There was a demonstration- and an example of the labeling was presented. There is a mandated by the State patient acknowledgement form. Before you walk into the dispensary, you show your id's twice, and proceed into the vestibule; if it's your first time there you will need to sign a patient acknowledgement form. A training manual has been put together which covers cannabis plant anatomy to what are acceptable forms of id. It's broken up into sections, cannabis compliance and culture as well as customer service training. How to speak to a patient and how to cater the experience to what the patient needs. For patient education there will be samples of handouts in the dispensary for example how cannabis interacts with the body, edibles and dosing. It's available to anyone who wants it and will be available on the website as well. That's a big void right now in Massachusetts; there isn't a lot of information on this. Sometimes you walk into a dispensary and they hand it to you and you have to go home and figure it out for yourself. That's something Nature's Remedy is differentiated on. Karen's entire job is to make sure that not only are the employees trained correctly, but that the education is carried over to the patient and members of the community. Member Maxim asked if the edibles will be made in house. Edibles will be made in the kitchens and BOH will have oversight on the kitchens and inspections. Agent Bernardo said he thought the State would oversee the inspections but if they were doing anything like a cafeteria he thought that would be when the BOH would go in. Unless he sees any guidance later on, he felt the State would take care of all the products. Bob Carr said it would certainly be open to the BOH if they wanted to be there and see what's going on. Member Spratt said he thought with edibles he heard that they are no longer considered food. That it isn't something that needs to be inspected like we normally would. Bob Carr said that was correct. Because if falls somewhere between food and medication it falls into a no-man's land. If we bake a batch of brownies, part of that batch is sent out and tested by a third party. They test it for everything. That's the safeguard.

Agent Bernardo said it's an existing building already, how much flow is going to be added to the septic? That wasn't what it was designed for. It was explained that it's drip irrigation, there will be very little going down the drain. Agent Bernardo said he was asking about the kitchen and bathrooms. Each building is by square footage and employees. There's a design flow for each building. You would have to meet that design flow or increase the system itself. It was designed for gallons per day. Bob Carr said they will not be adding to the square footage of the building. The only thing they are adding is a kitchen. There will be a sink and a dish washer. Agent Bernardo said when they speak to Mr. Pink at Azor he will identify what the flow is now, and your scope of what you are going to do, and if you're going to add to it. If you are under that number, you're fine. If you increase that number, you may have to tailor back what you are doing or increase the flow of the septic. Member Spratt said with the run-off from the drip irrigation or residual you need to look at processes are going on because that could be bad for the septic system. It could destroy the good bacteria for the system. There is a reverse osmosis machine that is part of the irrigation system. Member Maxim said that with the kitchen there will be a need for grease traps. Bob said when it comes time to design the kitchen they will

work with the BOH to make sure it gets designed appropriately. There was a discussion about where the current system is. The septic and kitchen will be reviewed with the owners and get answers. Agent Bernardo mentioned that the BOH Chairman was not present and asked if Nature's Remedy might be invited back to talk with the Chairman. He said he would pass information along to him. Nature's Remedy is open to come back for discussion either one-on-one with the Chairman or in an open forum. Member Maxim asked if they were looking for a vote, like they got with the Selectmen. Bob Carr said they needed a letter for the ZBA who they are meeting with on March 15th. They will be meeting with the Planning Board on Thursday (2/8/18) there were a couple of corrections on the plan that Nature's Remedy had not identified. Member Maxim said BOH is meeting again in 2 weeks, they can ask the Chairman if he would like them to come back in. He said he would like to have three votes and there are only two members present. Agent Bernardo asked about the volume of customers. It was estimated that at the very most there could be 4 customers per hour. It was estimated there are almost 40,000 customer's state wide and the number is growing. Member Maxim asked what the retail hours would be. That would be more like 10-7 Monday through Friday with maybe shortened hours on the weekend. They would like to be open Saturday and Sunday for those people who don't have a chance to come during the week. Maybe 10-3 on weekends. Member Maxim asked if that would be pre-set with the Selectmen prior to opening as part of the permit. Those hours of operation have already been given to the Selectmen. Bob said he was quite certain he had given them 10-7 Monday through Friday, and not 100% sure what was requested for the weekends, but it was around 11-3. Member Maxim asked if this would be a town vote. It will be a special permit through the ZBA. It's already zoned for it. Member Spratt asked if the 3 facilities would each have their own grow and retail facility. The idea was for this grow to supply the other dispensaries. They are waiting for the Cannabis Commission to take over and see what they do. There are a lot of questions that they don't even know the answer to. Agent Bernardo said he had gone to one of the Cannabis Commission's public meetings and right now, they are gathering information from individuals to complete the regulations. There was a discussion regarding medical and recreational marijuana. Member Spratt asked if their plan was to go that route to recreational. Bob said it will be up to the Selectmen. They will be before the Selectmen again and at the very least they hope to grow recreationally there. The other locations are will allow them to sell. It will be up to the town. There was a discussion regarding the transportation from one facility to the other. More follow up needed for further review.

(battery in tape recorder died –notes taken by Agent Bernardo)

Discuss/Recommend to Board of Selectmen Lori Desmarais as new Public Health Town Nurse-

Agent Bernardo explained our current nurse Kathleen, has resigned and her last day is 3/31/18. Nate Darling and Agent Bernardo had already spoken about a back up to that position in the past. Now with the vacancy, Lori, with everyone's approval will be able to fill that role. Lori is an RN and very familiar with Maven, communicable diseases, emergency preparedness and community outreach. Agent Bernardo stated he has worked along with her in the past and feels she will make a great addition to our team and the town. Lori then explained her past

history (tick/lyme cases). Also discussed was TB inspections/follow-up. There was a discussion regarding start dates and transition with Kathleen.

Upon a motion made by Member Maxim, seconded by Member Spratt it was:

Voted: to approve Lori Desmarais to be appointed by the Selectmen as a per diem non-Union, non-benefitted Public Health Nurse.

Unanimous approval.

Post Facility Drill with assembly update – Agent Bernardo explained they had great participation; some changes were made during the set up. These changes will improve the follow while maximizing the space we have. Job action sheets were handed out to the call down list members. Also discussed was the rapid dispensing and drive thru models as well as, Memorandum of Understanding (MOU's) for food supplies/services, busses and checking on supplies (vests).

January 3, 2018 BOH meeting minutes – tabled

Upon a motion made by Member Maxim, seconded by Member Spratt it was:

Voted: to table meeting minutes

Unanimous approval.

March 7, 2018 meeting – Agent Bernardo explained he has an approved vacation planned between 3/3/18 and 3/11/18. He will not be able to attend the 3/7/18 meeting. John Ashley has confirmed he will be available during that week. We also discussed Lori Desmarais being available by then to address calls. Members suggested we limit scheduling percs for that week if possible.

Discuss Tight Tank seasonal inquires – Agent Bernardo explained our office has received numerous inquiries regarding the reminder Tight Tank letter we have sent. According to some individuals they only use those properties seasonally (summer) and when water is turned back on (5/5/18). Some have stated their seasonal homes are winterized and are requesting to have their Tight Tanks inspected past the month of May. Members Maxim and Spratt discussed the importance of conducting the inspections during those months. Tight Tank owners would still have until June 1st and they don't need to be living there. They would still need the yearly inspections for now under current regulations. The inspection would entail an inspection of the tee, high water alarm, and infiltration or exfiltration. Tight Tank checklist is to be used.

Update on Clark Shores water project - Agent Bernardo explained he had spoken to Rose Marie Walsh regarding the new water project. She explained that the contracts have been awarded, but not signed yet. Some of the proposed work within the coming months is road widening, treatment plant, and installation of power (electrical poles). As for the distribution system, work cannot begin until after 10/31/18 and the seasonal water is off again. Also

discussed were underground septic components (pipes). Agent Bernardo stated he will speak to Rose Marie Walsh regarding such and work on cross referencing the seasonal water list.

Follow-up on discussion on proposed new septic & well regulations (work shop) - Discussion to follow up from the last meeting 1/3/18 to set up a meeting (work shop) just solely on the proposed new septic and well regulations. Since the Chairman was not present it was decided to table until next meeting.

Upon a motion made by Member Maxim and seconded by Member Spratt it was:

Voted: to table discussion until next meeting.

Unanimous approval.

Motion to adjourn –

Upon a motion made by Member Maxim and seconded by Member Spratt it was:

Voted: to adjourn the meeting at 8:27pm

Unanimous approval.