

**Town of Needham
Board of Selectmen
Minutes for March 22, 2016
Powers Hall
Needham Town Hall**

5:35 p.m. Call to Order:
A meeting of the Board of Selectmen was convened by Chairman Maurice P. Handel. Those present were Matthew D. Borrelli, Marianne B. Cooley, Daniel P. Matthews, John A. Bulian, and Town Manager Kate Fitzpatrick. Recording Secretary Mary Hunt joined the meeting at 6:00 p.m.

Motion by Mr. Bulian that the Board of Selectmen vote to enter into Executive Session under Exception 3 - To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

Second: Mr. Borrelli. Mr. Handel polled the Board. Unanimously approved 5-0.

6:00 p.m. The public portion of the meeting of the Board of Selectmen was convened by Chairman Maurice P. Handel. A moment of silence was observed recognizing the terror attacks in Brussels, Belgium on the morning of March 22, 2016.

The Board welcomed Boy Scout Troop 10 to Powers Hall as part of their work toward achieving the Community and Citizenship Merit Badge. The Board invited the Boy Scouts to observe the meeting.

6:00 p.m. Babson College Scholarships:
Melissa Shaak, Director of Financial Aid, Babson College appeared before the Board to discuss scholarship recommendations to local residents. Ms. Shaak said she and Mr. Handel met earlier in the week to review the applications, and commented it is a pleasure for Babson College to support Needham residents with scholarships.

Motion by Mr. Bulian that the Board of Selectmen vote to award the Town of Needham Babson Scholarships to the following applicants:

**Current
Recipients**

Status

**Jordan Cohen
Zachary Kohl**

**Senior expecting to graduate December 2016
Current sophomore**

New Applicants

Alicia Calcagni Admitted to the Undergraduate Program for September 2016

Christine Cheung Started Blended Learning MBA March 2016

John Farquharson Started Evening MBA January 2016

Second: Mr. Borrelli. Unanimously approved 5-0.

Mr. Matthews commented to the Boy Scouts on the special relationship between the Town of Needham and Babson College. He noted the Babson College provides scholarship funding for Needham students attending the college, and briefly explained the process of awarding annual scholarships.

6:06 p.m.

Town Manager:

Kate Fitzpatrick, Town Manager appeared before the Board with 3 items to discuss:

1. Open Special Town Meeting Warrant

Ms. Fitzpatrick briefly reviewed articles in the warrant, and recommended the Board open the warrant for the May 9, 2016 Special Town Meeting.

Motion by Mr. Bulian that the Board vote to open the warrant for the May 9, 2016 Special Town Meeting.

Second: Mr. Borrelli. Unanimously approved 5-0.

Mr. Matthews explained to the Boy Scouts the purpose of holding Town Meeting, and the difference between the Annual Town Meeting and Special Town Meeting.

Ms. Fitzpatrick said the warrant is expected to be closed at the next Board of Selectmen meeting on April 13, 2016.

2. Non-essential Outdoor Water Use Restriction CY2016

Ms. Fitzpatrick said that the Director of Public Works will make a report on the conservation efforts at a future meeting. However, she noted, the Town is going in the wrong direction with regard to outdoor water use with respect to the State's policy of trying to limit water use to 65 gallons per person/day. She said the Town is averaging closer to 69 gallons per person/day. She commented while the increase is disappointing, the Town will propose some strategies for the Board to review. Ms. Fitzpatrick recommended that the Board vote to maintain the two-day per week calendar-triggered non-essential water use restriction for calendar year 2016.

Motion by Mr. Bulian that the Board vote to maintain the two-day per week calendar-triggered non-essential water use restriction for calendar year 2016.

Second: Mr. Borrelli. Unanimously approved 5-0.

3. Approve Plan for Transfer of Jurisdiction of Land

Ms. Fitzpatrick reminded the Board of the joint meeting held on February 9, 2016 with the Park and Recreation Commission and the School Committee to review and discuss the potential options for the transfer of primary jurisdiction of certain

parcels. She said the parties were in agreement on the proposal and each will take a vote on the proposed transfer and on the terms of the use of the parcels in the form of a Memorandum of Agreement. Ms. Fitzpatrick commented on parcels including Greene's Field, Parcel 74 on Greendale Avenue, Hillside School, Daley Building, Nike Site, and portions of DeFazio Field. Ms. Fitzpatrick noted all parties agreed to consult with each other if there were going to be any major changes to the use of each parcel. She said articles to transfer the jurisdiction of the parcels are contained in the 2016 Annual Town Meeting Warrant. She noted prior to Town Meeting action, each board must also vote that the parcel is no longer needed for its original purpose.

Motion by Mr. Bulian that the Board of Selectmen determines that the following described properties under the control of this Board and held for general municipal purposes are no longer needed for that purpose and that notice of that determination be given to the Board of Selectmen under the provisions of G.L. chapter 40, section 15A. The properties are described as:

- 1. Greene's Field (Assessors Map 50, Parcel 31.02), consisting of 2 acres more or less.**
- 2. A portion of DeFazio Park (Assessors Map 302), consisting of 4.71 acres more or less beginning at a point on the southerly jurisdictional line of the Park & Recreation Commission, said point being 709.74' distant from the easterly sideline of Dedham Avenue where an iron rod was set; thence running S45°15'46"E a distance of 518.63'; thence turning and running N07°06'51"E a distance of 299.99'; thence turning and running N12°37'43"E a distance of 195.50'; thence turning and running N17°28'38"E a distance of 468.62' to an iron rod set on the southerly sideline of the MBTA right of way; thence turning and running along said MBTA right of way S80°12'28"W a distance of 52.25' to an iron rod set on the southerly sideline of said MBTA right of way; thence turning and running S43°45'08"W along said southerly jurisdictional line of the Park & Recreation Commission a distance of 777.36' to the point of beginning.**

Second: Mr. Borrelli. Unanimously approved 5-0.

Motion by Mr. Bulian that the Board of Selectmen determines that the following described properties under the control of this board and held for general municipal purposes are no longer needed for that purpose and that notice of that determination be given to the Board of Selectmen under the provisions of G.L. chapter 40, section 15A. The properties are described as:

- 1. A portion of DeFazio Park (Assessors Map 302) consisting of 9 acres more or less, beginning at a point on the easterly sideline of Dedham Avenue where an iron rod was set adjacent to the entrance driveway to DeFazio Athletic Complex, said point being at the intersection of the**

southerly jurisdictional line of the Park & Recreation Commission and the easterly sideline of Dedham Avenue; thence running southerly along the sideline of Dedham Avenue S46°14'52"E a distance of 563.00'; thence turning and running N43°45'08"E a distance of 641.12'; thence turning and running N07°06'51"E a distance of 74.41'; thence turning and running N45°15'46"W a distance of 518.63'; thence turning and running S43°45'08"W along said southerly Park & Recreation Commission jurisdictional line a distance of 709.74' to the point of beginning.

2. A portion of DeFazio Park (Assessors Map 302) consisting of 0.27 acres more or less, beginning at a point on the easterly lot line of the DeFazio Complex lot 15.90 feet south of the intersection of said easterly lot line of the DeFazio Complex lot and the southerly Town of Needham Lease Line to the Golf Course where an iron pipe was found; thence running S 07°06'51" W a distance of 72.81'; thence turning and running S 04°14'32" W a distance of 21.72'; thence turning and running S 53°28'31" W a distance of 339.16'; thence turning and running N 43°45'08" E a distance of 409.47' to the point of beginning,
3. The property known as Owen's Farm and adjacent parcels (Assessors Map 310 parcel 3, and Assessors Map 108 parcels 5, 6, 7, 9, 10, and 27) consisting of 10.31 acres more or less.

Second: Mr. Borrelli. Unanimously approved 5-0.

Motion by Mr. Bulian that the Board of Selectmen approves and authorizes the chairman to sign the Agreement between the Board of Selectmen, School Committee and Park and Recreation Commission.

Second: Mr. Borrelli. Unanimously approved 5-0.

Mr. Borrelli noted the collaborative effort between the Board of Selectmen, Park and Recreation Commission, and the School Committee. He commented if approved by Town Meeting, Transfer of Jurisdiction of Land will be a great move forward and mutually beneficial for all parties.

4. Positions on Warrant Articles

Mr. Handel commented to the Boy Scouts on the number of articles contained in the Warrant, noting the important role the Finance Committee and Board of Selectmen to take positions on each article. Ms. Cooley noted the rapid progression of the Board's position, saying many of the warrant articles are planned for a year in advance.

The Board took positions on articles contained in the 2016 Annual Town Meeting Warrant:

**Motion by Mr. Bulian that the Board vote to support Article 3 - Establish Elected Officials' Salaries in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 7 - Accept Chapter 73, Section 4 of the Acts of 1986 in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 8 - Appropriate for Needham Property Tax Assistance Program in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 9 - Appropriate for Senior Corps in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 10 - Appropriate for Emergency Preparedness Program in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 11 - Appropriate for Public Facilities Maintenance Program in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 12 - Appropriate the FY2017 Operating Budget in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 13 - Appropriate the FY2017 RTS Enterprise Fund Budget in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 14 - Appropriate the FY2017 Sewer Enterprise Fund Budget in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 15 - Appropriate the FY2017 Water Enterprise Fund Budget in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 16 - Continue Departmental Revolving Funds in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 17 - Authorization to Expend State Funds for Public Ways in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

Article 18 - Defer

Article 19 - Defer

Article 20 - Defer

Article 21 - Defer

Article 22 - Defer

Article 23 - Defer

Article 24 - Defer

Article 25 - Defer

**Motion by Mr. Bulian that the Board vote to support Article 26 - Amend General By-Law - Historic Demolition Delay in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

Article 27 - Defer

**Motion by Mr. Bulian that the Board vote to support Article 28 - Accept Access Easement - Oak and Cypress in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 29 - Transfer of Property for Municipal Use - Greendale Avenue in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Bulian that the Board vote to support Article 30 - Transfer of Property for Municipal Use - Hillside School, Daley Building & Nike Site in the Annual Town Meeting Warrant.
Second: Mr. Borrelli. Unanimously approved 5-0.**

Motion by Mr. Bulian that the Board vote to support Article 31 - Transfer of Property for Parkland Use - Greene's Field & A Portion of DeFazio Park in the Annual Town Meeting Warrant.

Second: Mr. Borrelli. Unanimously approved.

Motion by Mr. Bulian that the Board vote to support Article 32 - Transfer of Property for Recreational Use - A Portion of DeFazio Park in the Annual Town Meeting Warrant.

Second: Mr. Borrelli. Unanimously approved 5-0.

Motion by Mr. Bulian that the Board vote to support Article 33 - Transfer of Property for Educational Use - A Portion of DeFazio Park & Central Avenue ("Owen's Farm") in the Annual Town Meeting Warrant.

Second: Mr. Borrelli. Unanimously approved 5-0.

Motion by Mr. Bulian that the Board vote to support Article 34 - Home Rule Petition - Change in Use of Property on Greendale Avenue under Article 97 in the Annual Town Meeting Warrant.

Second: Mr. Borrelli. Unanimously approved 5-0.

Article 35 - Defer

Article 36 - Defer

Article 37 - Defer

Article 38 - Defer

Article 39 - Defer

Article 40 - Defer

Article 41 - Defer

Motion by Mr. Bulian that the Board vote to support Article 42 - Rescind Debt Authorizations in the Annual Town Meeting Warrant.

Second: Mr. Borrelli. Unanimously approved 5-0.

Motion by Mr. Bulian that the Board vote to support Article 43 - Appropriate for General Fund Cash Capital in the Annual Town Meeting Warrant.

Second: Mr. Borrelli. Unanimously approved 5-0.

Motion by Mr. Bulian that the Board vote to support Article 44 - Appropriate for Public Works Infrastructure Program in the Annual Town Meeting Warrant.

Second: Mr. Borrelli. Unanimously approved 5-0.

Motion by Mr. Bulian that the Board vote to support Article 45 - Appropriate for RTS Enterprise Fund Cash Capital in the Annual Town Meeting Warrant. Second: Mr. Borrelli. Unanimously approved 5-0.

Motion by Mr. Bulian that the Board vote to support Article 46 - Appropriate for RTS Fleet Replacement in the Annual Town Meeting Warrant. Second: Mr. Borrelli. Unanimously approved 5-0.

Motion by Mr. Bulian that the Board vote to support Article 47 - Appropriate for Sewer Enterprise Fund Cash Capital in the Annual Town Meeting Warrant. Second: Mr. Borrelli. Unanimously approved 5-0.

Motion by Mr. Bulian that the Board vote to support Article 48 - Appropriate for Water Enterprise Fund Cash Capital in the Annual Town Meeting Warrant. Second: Mr. Borrelli. Unanimously approved 5-0.

Article 49 - Defer

Article 50 - Defer

Article 51 - Defer

Article 52 - Defer

6:30 p.m.

Appointments and Consent Agenda:

Motion by Mr. Bulian that the Board of Selectmen vote to approve the Appointments and Consent Agenda as presented.

APPOINTMENTS: No Appointments were made at this meeting.

CONSENT AGENDA

- 1. Approve Employment Agreement between the Town and the Town Manager for the period May 6, 2016 through May 5, 2019.**
- 2. Ratify a One Day Special Wines & Malt Beverages license request from Barry Goldemberg, of Restaurant Associates at TripAdvisor, who hosted an event for Mt. Ida Inclusive Design Symposium. The event was held on March 18, 2016 from 5:00 p.m. to 9:00 p.m. at TripAdvisor, 400 First Avenue, Needham.**
- 3. Accept a \$300 donation made to the Needham Health Department's Gift of Warmth Fund from FRIENDS of Needham Board of Health & Traveling Meals Program.**
- 4. Accept donations made to the Needham Cultural Council's NeedArts fund from the following people: \$30- Rozina Siddiqui, \$30- Bernice and Samuel Behar, \$30- Chia L. Chan, \$30- Nina Gurwitz, \$30- Nancy Walton, \$30- Robert Larson, \$30- Naomi Wilsey, \$30- Peter Goldberg, \$30 Susan Goldman, \$30-**

Elise Miller, \$30- Anne Nydam, \$30- Gail Fischer, \$30- Mary Hensley, \$30- Donna DeMaria, \$30- Amy Lassman, \$30- Judith Silverstein, \$30- Judith Ogilvie, \$30- Katherine Zola, \$30- Candace Sidner, \$30- Sheryl Scipione, \$30- Eva Demjen, \$30- Joanne Ellman, \$30- Sally Goldford; \$30- Sylvia Quiroga, \$30- Nancy Present-Van Broekhoven, and \$30- Susan Patkin.

5. Approve minutes of March 8, 2016 meeting.
6. Approve a request from the Sheraton Needham Hotel to extend its liquor license on April 23 until 1:00 a.m. for the Hungarian Ball event they are having at the hotel. The Police Department has approved this request.
7. Accept a \$100 donation made to the Needham Community Revitalization Trust fund from the Charles River Center.
8. Water & Sewer Abatement #1214
9. In accordance with Section 20B of the Town Charter, and upon the recommendation of the Town Manager and the Personnel Board, adopt a revised classification and compensation plan for fiscal year 2016.
10. Grant permission for the following residents to hold block parties:

Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Andrew Allen	955 Webster Street	900 Block of Webster St.	7/23/16	7/30/16	12PM- 3PM

Second: Mr. Borrelli. Unanimously approved 5-0.

6:30 p.m.

Public Hearing - Verizon Grant of Location: Kimball Street for Grant Street Kelly Correa, Verizon representative for Verizon and Eversource Energy appeared before the Board requesting permission to relocate one pole (P.8/7) on Kimball Street. She noted this work is necessary to accommodate for a new driveway at 92 Grant Street.

Ms. Fitzpatrick, Town Manager confirmed all paperwork is in order.

Mr. Handel invited public comment. No comments were made.

Mr. Matthews referred to documents ‘Petition for Joint or Identical Pole Locations’ and ‘Order for Joint or Identical Pole Locations’ commenting that because they affect real estate interests all petitions are very narrowly tailored and describe very specific locations where work will take place. He said both petitions have wording that states “Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and building as each of said petitioners may desire for distributing purposes.” He asked Ms. Correa to have the wording stricken from the documents. Ms. Correa said the wording allows the connection to main line power and communications cables, and to serve the homes. Mr. Handle noted the discomfort with respect to whether the language applies to more than the particular situation, even though it may not be intended. He queried whether or not to postpone the vote until the next Board of Selectmen meeting on April 13, 2016.

Ms. Fitzpatrick said a delay may negatively affect the property, suggesting the language be stricken from the documents and have counsel talk to Verizon New England, Inc. and Eversource Energy for more acceptable language. Mr. Matthews suggested the language be stricken everywhere it appears in the documents to be approved by the Board of Selectmen. He said the “net effect” will be to approve the petition, but not including the language in question.

**Motion by Mr. Matthews that the Board of Selectmen vote to amend the main motion and strike “Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes” from ‘Petition for Joint or Identical Pole Locations’ dated February 5, 2016 and “Also that permission be and hereby is granted to each of said Companies to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each may desire for distributing purposes” from ‘Order for Joint or Identical Pole Locations’ dated February 5, 2016, and from any and all other documents.
Second: Mr. Borrelli. Unanimously approved 5-0.**

Mr. Matthews said this is the third time in the last six months that the language has appeared in documents. Mr. Matthews said the language has no proper place in the petitions and should not be in any documents to be approved by the Board of Selectmen and/or documents to be filed at the Registry of Deeds.

**Motion by Mr. Bulian that the Board of Selectmen approve and sign a petition from Verizon and Eversource Energy to relocate one pole (p. 8/7), on Kimball Street. This work is necessary to accommodate a new driveway for the property at 92 Grant Street.
Second: Mr. Borrelli. Unanimously approved 5-0.**

6:40 p.m. Board Discussion:

1. Close Public Hearing - Regulation of Food Trucks & Carts

Mr. Handel explained the public hearing held on March 9, 2016 was held open due to misinformation published in the newspaper. He asked for a motion to close the public hearing of March 9, 2016.

**Motion by Mr. Bulian that the Board of Selectmen vote to close the Public Hearing - Regulation of Food Trucks and Carts.
Second: Mr. Borrelli. Unanimously approved 5-0.**

Mr. Matthews asked for clarification on how the Town will proceed. Ms. Fitzpatrick said recommendations will be made to the Board of Selectmen later in the spring 2016.

6:42 p.m. The Board recessed for 3 minutes.

6:45 p.m. Public Hearings - Marijuana Dispensary Letter of Support/Non-Opposition: Mr. Handel read a statement indicating the purpose of the public hearing is to hear from 3 applicants who are seeking a letter of support for a registered marijuana dispensary, not to receive testimony from the public on the merits, desirability, or appropriateness of marijuana. He said voters determined medical marijuana may legally be offered in Massachusetts subject to the Department of Public Health and local rules and regulations. He said Needham's Town Meeting clearly favored the presence of at least one RMD in Needham in the general location of all of the proposed sites. Mr. Handel said the purpose of the hearing is to consider the applications for a letter of support from the Board of Selectmen, noting each applicant has met requirements to be able to submit a request. He said the Board may also issue a letter of non-opposition or take any other actions relative thereto with respect to any application to locate a registered marijuana dispensary in Needham after a public hearing and in consultation with the Town Manager. He said each applicant will have 20 minutes for their presentation followed by up to 10 minutes for questions from the Board. Mr. Handel said after the presentations, 30 minutes will be allotted for public testimony, each speaker being allowed 2 minutes.

In the interest of fairness, Mr. Handel asked applicants not associated with Sage Cannabis, Inc., to leave Powers Hall.

Mr. Handel invited Sage Cannabis, Inc., to make its presentation.

1. Sage Cannabis, Inc.

Roy Cramer, Attorney representing Sage Cannabis Inc., and Michael Dundas, CEO, Sage Cannabis, Inc., appeared before the Board.

Mr. Cramer explained the application process, including the invitation phase for siting of a dispensary. He reiterated the State requirement of a letter of support or non-opposition from the Board of Selectmen, and requested such a letter on behalf of Sage Cannabis, Inc., so the company can file with the Department of Public Health. He commented on additional phases including local permitting with the Planning Board and Board of Health requirements. Mr. Cramer said Sage Cannabis, Inc., has been approved in the Town of Milford for a dispensary and cultivation facility, which he said was 90% complete. He said the plan is to have a dispensary in Needham with marijuana cultivation taking place in Milford.

Michael Dundas, CEO, Sage Cannabis, Inc., presented a Powerpoint presentation. He said he has 2 objectives: 1) give information to the Board of Selectmen on how to meaningfully differentiate between the 3 applicants, and 2) try to convince the Board of Selectmen that Sage Cannabis, Inc., is the most qualified candidate for the job. Mr. Dundas discussed the mission of Sage Cannabis, Inc., compliance, qualifications, corporate values, and commitment to the community. Mr. Dundas said the 2 key factors in distinguishing Sage Cannabis, Inc. from the other applicants is the people of the organization and how they would execute the plan.

He introduced David Rosenberg, Marylou Woodford, RN, Robert Goldstein, Jean Casale, RPh, and Louis Karger, who is a resident of Needham. Mr. Dundas explained how Sage Cannabis, Inc., will execute its plan to build a “best-in-class” organization in an industry that doesn’t yet exist. He gave a brief history of Sage Cannabis, Inc., and how the company built a state-of-the-art medical marijuana cultivation facility. He commented that in order to build a state-of-the-art facility, access to capital is critical, saying Sage Cannabis, Inc., is fully capitalized with committed lenders. Mr. Dundas said the proposed property for the Needham dispensary is 29-37 Franklin Street, off Wexford Street. He showed the floor plan and explained the entry process into the facility. He commented on ‘seed to sale’ inventory tracking and control required by the DPH at the Milford facility. Mr. Dundas said proposed hours of operation are 8am-8pm, servicing 40-80 patients/day. Mr. Dundas gave a timeline for completion of the Milford facility and a proposed dispensary grand opening in Needham around October 2016. He invited members of the Board of Selectmen or Town staff to visit the Milford facility.

Mr. Dundas introduced Mitch Breen, lending partner and Needham resident. He explained his professional experience, why he got involved in the industry, and why he partnered with Sage Cannabis, Inc. He suggested the Town consider entering the endeavor with someone from Needham, who can be accountable to the Town and the business when issues arise.

Mr. Handel asked for questions from the Board.

Mr. Borrelli asked for clarification on hours of operations.

Mr. Dundas said proposed hours are 8 a.m. to 8 p.m., 7 days per week. He commented he would be amenable to discussing hours of operation with the Board. Mr. Cramer noted the proposed facility location is not in a neighborhood, therefore there is no need to restrict hours of operation.

Mr. Handel asked if the facility is by appointment only or walk-in.

Mr. Dundas said the facility is walk-in, with patient flow not expected to be too many at one particular time.

Mr. Bulian asked about delivery to Needham residents, and elsewhere.

Mr. Dundas said he is not completely sure at the moment, and didn’t believe any of the other dispensaries had delivery programs yet because they must be in accordance with RMD regulations, which are expensive to implement. Mr. Dundas said he cannot tell how the exact program will roll out, but said Sage Cannabis, Inc., will work very closely with patients to find out exactly what they need and want. He said he anticipates free delivery to Needham residents.

Mr. Bulian asked whether the business model contemplates restricting the amount of marijuana to be dispensed to patients at a single visit?

Mr. Dundas said “it does not, apart from the DPH rules.”

Mr. Bulian asked what type of marijuana infused products (MIP’s) will be offered, and what steps will be taken to ensure MIP’s are safe for households with children?

Mr. Dundas said MIP’s are a very important issue and Sage Cannabis, Inc., would adhere to DPH rules that no edibles can be made to look like candy. He commented on precise, small doses of probably a minimum level of 10 milligrams/dose. He also said a limited number of MIP products will be offered. He noted the company is paying close attention to the current debate on edibles.

Mr. Bulian asked about labeling, from a safety/storage standpoint.

Mr. Dundas said the DPH is very specific on labeling requirements, including warning labels for children.

Mr. Bulian asked if Mr. Dundas had any comments on the proposed Community Benefit Agreement?

Mr. Cramer said suggestions were made to the Town Manager, pointing out Sage Cannabis, Inc., is prepared to sign the Agreement as proposed by the Board of Selectmen. He said suggestions for the Board to consider were meant to clarify and add items about patient confidentiality.

Mr. Borrelli asked if Sage Cannabis, Inc., would consider even more favorable terms for Needham than already proposed?

Mr. Cramer said he will get the comments from the other 2 applicants, and will get back to the Board of Selectmen. He said the goal was to be as accommodating as possible.

Mr. Bulian asked what steps would Sage Cannabis, Inc., take to consult with the Town of Needham and its officials if it is awarded a letter of support, approved by Massachusetts DPH and permitted by the Needham Board of Health, but then wish to substantially modify the operations or procedures from what has been presented tonight?

Mr. Cramer said Sage Cannabis, Inc., is interested in speaking with the Needham Police and Fire Departments for input. He commented if there is any question, Sage Cannabis, Inc., will talk with the Board of Health or Board of Selectmen through Town Manager Fitzpatrick to discuss the issue. He said the Planning Board’s Special Permit process will probably have several conditions and limitations. He said any change would involve amendment to the Special Permit.

Mr. Matthews clarified the public hearing is about whether or not the Board of Selectmen will vote to issue a letter of support or non-opposition. He said if the letter is issued to an applicant then they get to move forward in the process, but if the letter is not issued the application is “done” before the Board of Selectmen. He said because the State is unlikely to approve more than one site in Needham, it is unlikely the Board of Selectmen will vote more than one letter of support. Mr. Matthews said he does not believe the Board of Selectmen will take any action tonight, as input will be sought from staff. He said a review of each application will include comments and suggestions to the applicants, as well as assurances that the applicants will comply with reasonable requests. He thought it important to comment now because it may be the last time discussion by members of the Board of Selectmen takes place and to be assured all parties understand, noting the applicants are likely to hear from staff with recommendations to adjust certain elements to meet requirements of the Town.

Mr. Cramer said he understood, and that Sage Cannabis, Inc., welcomes any comment.

Mr. Borrelli asked if Sage Cannabis, Inc., would consider accepting patients “by appointment only” and a maximum dose in its business model?

Mr. Dundas said Sage Cannabis, Inc., would consider any suggestions and make a final decision in conjunction with the Board of Selectmen. Mr. Cramer said Sage Cannabis, Inc., has rented two contiguous sites, noting the reason is to have more parking available which, he said, if they did not have then the company would probably have to schedule patients “by appointment only.”

The Board thanked Sage Cannabis, Inc., for its presentation.

2. Massachusetts Patient Foundation, Inc.

Nicholas Shaheen, Attorney, 281 Chestnut Street, Needham, representing Massachusetts Patient Foundation, Inc., presented a petition with over 150 signatures from Needham residents supporting Massachusetts Patient Foundation, Inc., and its chosen location. He distributed copies of the signed petitions to the Board of Selectmen, asking they be entered into the record as affirmative votes on behalf of Massachusetts Patient Foundation, Inc. Mr. Shaheen said Massachusetts Patient Foundation is seeking to obtain a letter of support for what it believes to be the best location, best team, with retail experience in Oregon, and most comprehensive host agreement.

Rachmil “Roma” Lekach, Chairman/Executive Director said his business experience is in specialty retail where good sales people are developed through education incentives and strict inventory controls. He said he believes there is a similarity between the retail fragrance industry and the retail medical marijuana industry, as both are small valuable items. He said the intention of the

Massachusetts Patient Foundation is to help people and partner with the Town of Needham.

Joseph Lekach, Co-founder said he attended Babson College and that it is the desire of Massachusetts Patient Foundation to partner with the Town of Needham. He said he operates a medical dispensary in Oregon. Mr. Lekach introduced members of the management team including Andrew Mark Young, Director and CFO, Michael Thompson, Director of Cultivation, Daniel Karten, COO, Dr. Mike Cusnir, CMO, Mal Porter, Security, Corey Cutler, Regional Manager and Needham resident, Rabbi Moshe Bleich, Director, Donna Rheaume, Director of Community Relations, and Valerio Romano, Compliance.

Rabbi Moshe Bleich explained he is a cancer survivor and wants people to have access to medical marijuana, which he says he did not have. He commented he has known the Lekachs for more than a decade from when Joseph Lekach attended Babson College. He said there is no better group with which he would want to be involved. He said the group can be trusted and who are moral people.

Valerio Romano, Attorney said he lives in Massachusetts, but is also an attorney and involved in medical marijuana for 10 years in California. He introduced his law partner Adam Fine saying they represent dozens of dispensary applicants and many existing registration holders. Mr. Romano said a meeting was held with Lee Newman, Director of Planning and Alexandra Clee, Assistant Planner, and Town staff. He said all of the applicants are qualified, but said Massachusetts Patient Foundation has community engagement and that Needham is their first choice. He said Massachusetts Patient Foundation has received a letter of support and non-opposition from the Town of Arlington and will be siting in the town. He said the location chosen is 33 Highland Avenue, Needham. Photos were shown.

George Guinta, Attorney representing Massachusetts Patient Foundation explained zoning amendments in Needham restricted the area for the uses to two specific zoning districts: 1) Highland Commercial/Route 128 and 2) Mix-use /Route 128. He said the zoning districts are very small area. He said the Massachusetts Patient Foundation, in looking for a location within the small area, was driven by some of the core principles in its mission statement including a location providing a safe, secure, welcoming environment for the dispensing of medicines. He said the property is well lit with easy access, is retail oriented, and not located out of the way down the end of a side street surrounded by industrial/commercial businesses. He said Massachusetts Patient Foundation looked for a location where patients would not feel stigmatized, but rather feel like they were getting their medicine just like if they were going to a CVS or Walgreens. He explained 33 Highland Avenue is a retail site that is well lit, next to a heavily traveled way which will help deter crime. He said proposed uses, passed by Town Meeting, must be 1000 ft. away from schools, parks, and areas where children congregate. Mr. Guinta said 33 Highland Avenue is well over 1000 ft. from any school. He said the closest area is Riverside Terrace Park which is 700 ft. away, and that Highland Avenue acts as a

“material and substantial” buffer. Mr. Guinta said Massachusetts Patient Foundation did not want to risk being within 1000 ft. of a school, thereby settling on 33 Highland Avenue. He said 33 Highland Avenue has safe and easy access to Route 128 and Needham Street to Route 9. Mr. Guinta said no cultivation will occur on-site. He said the site is in a well traveled location making it easy access for emergency responders in the event of an unfortunate incident. He commented on parking and a traffic impact study completed by Hayes Engineering. He said the traffic impact study showed the proposed medical marijuana dispensary would have 350 vehicle trips less than as compared to prior uses of the property. He said there are 21 parking spaces on site, with 3 additional spaces on the side and street Mr. Guinta said 8 spaces are located in front of the building, with 13 additional spaces in the back of the building which are shared with other tenants. Mr. Guinta said Massachusetts Patient Foundation is confident there is more than adequate parking at the property to handle the use. He said Massachusetts Patient Foundation is mindful of comments received from neighboring business owners at the community meeting and of planned renovations of Highland Avenue, off-site employee parking is being explored.

Mr. Romano commented Sage Cannabis, Inc., would be about 560 feet from a school and 200 ft. from the Newton Music Academy. He said First Avenue and Wexford Street is a high accident intersection. He noted much of the same issues affecting Sage Cannabis, Inc., also affect the other applicant, Medical Marijuana of Massachusetts. He commented parking for Medical Marijuana of Massachusetts has more issues than Massachusetts Patient Foundation. Mr. Romano said no matter what business opens at 33 Highland Avenue, there will be parking issues. Mr. Romano said Massachusetts Patient Foundation will provide home delivery, “appointment only” if wanted by the Board of Selectmen, and commit to a Host Agreement. He said Massachusetts Patient Foundation is the best group, with the best location, and who are willing to work with the Town of Needham for a responsible rollout.

Mr. Handel asked for Board comment.

Mr. Matthews clarified the public hearing is about whether or not the Board of Selectmen will vote to issue a letter of support or non-opposition. He said because the State is unlikely to approve more than one site in Needham, it is unlikely the Board of Selectmen will vote more than one letter of support. Mr. Matthews said he does not believe the Board of Selectmen will take any action tonight, as input will be sought from the public and staff. He said a review of each application will include additional comments and suggested changes to the applicants. He asked if Massachusetts Patient Foundation understood and whether they are willing to work within the process.

Mr. Romano said in 2012 and 2013 under the Governor Patrick’s administration, it was a very competitive process. He said the Department of Public Health has now said, under Governor Baker’s administration, that “they are going to site these like

Walgreen's and CVS," so if in fact Needham says it wants two dispensaries, the DPH will not oppose, as there is no limit on the number. Mr. Romano cited the information comes from Kay Doyle, Council of the Department of Public Health. He said it is not necessarily the case that the DPH will only allow one dispensary, but that they would "do as many as the Town will have." Mr. Romano said Massachusetts Patient Foundation will work within any process, and are not pushing for a letter tonight.

Mr. Handel asked for questions from the Board.

Mr. Bulian asked if the business model contemplates restricting the amount of marijuana to be dispensed to patients at a single visit?

Mr. Romano said it currently does not, but if that is something the Board of Selectmen and the Town want, then Massachusetts Patient Foundation will work with the Town in limiting the amount. He explained patients typically buy 3/4 oz. on the outside, making one trip per month (about 21 grams in one trip/month). He commented 10 oz. is typically the limit for a 60 day period, but that type of sale is unusual.

Mr. Bulian asked what type of marijuana infused products (MIP's) will be offered, and what steps beyond those required by regulation are Massachusetts Patient Foundation planning to ensure that MIP's are safe in households that include children?

Mr. Romano said beyond regulation, testing and consistent dosing is important as well as child proof/tamper proof packaging. He said patients will be required to sign a form acknowledging they have received instructions on how to store marijuana.

Mr. Bulian noted Massachusetts Patient Foundation's projection of significantly more patients than other applicants. He asked for an explanation.

Mr. Romano said it difficult at the moment to project volume in revenue, and commented Massachusetts Patient Foundation is doing its best to put together a model based on what they do in other states and knowing what is going on in the Commonwealth. He said there are currently 170 applications before the DPH throughout the Commonwealth, noting approximately 80 of the applications are probably legitimate. At this time, he said, he does not know where these dispensaries will be sited.

Mr. Bulian asked about steps Massachusetts Patient Foundation will take to consult with the Town of Needham if awarded a letter of support, approved by Massachusetts DPH, and permitted by the Needham Board of Health, but then wish to substantially modify operations or procedures from what has been presented tonight?

Mr. Romano noted the special permit process in Needham saying Massachusetts Patient Foundation must comply with everything in the special permit or else they will have to go back to the Planning Board. He said getting a letter of support is the first step, and that Massachusetts Patient Foundation will stick with any and all assertions made tonight. He noted if an issue did arise, Massachusetts Patient Foundation would speak with the Planning Board, Police, Board of Selectmen, or even hold another community meeting. He commented Massachusetts Patient Foundation will be 100% transparent.

Mr. Borrelli asked the hours of operation?

Mr. Romano said some days may be 9 a.m. - 4 p.m. and other days may be 10 a.m. - 6 p.m., slowly working up to as many hours as patient demand requires. He spoke about a “soft” opening.

Mr. Borrelli asked if Massachusetts Patient Foundation would be willing not to offer edibles and baked goods?

Mr. Romano said different forms of edibles are less/more attractive to children. He said Massachusetts Patient Foundation is willing to work with the Town of Needham on not having those forms of edibles. He commented having no edibles is probably not the best idea for the patients. He said the industry is moving away from smoke products towards products with exact doses. He said infused product sales in Colorado are above 30%. Mr. Romano said if the Board requests no infused products, Massachusetts Patient Foundation is flexible and amenable, but reiterated infused products are good for patients. Mr. Borrelli asked Mr. Romano if certain products could be avoided. Mr. Romano said “yes, of course.” Mr. Romano said it is about providing medicine, and medicine does not need to be offered in candy form.

Mr. Borrelli asked Mr. Romano to describe how signatures were received on the petitions.

Joseph Lekach said some signatures were received after discussion, and others were received when people were clearly told about Massachusetts Patient Foundation and the location.

Mr. Borrelli asked what Massachusetts Patient Foundation would do if recreational marijuana were to be made legal?

Mr. Romano responded there are three main issues. He said since Massachusetts Patient Foundation is a Chapter 180 non-profit, it would have to comply directly with the non-profit purpose as required by the DPH. He commented the company would not be able to just turn around to sell recreational marijuana. He also commented the special permit will limit use by stipulating medical use only. Mr.

Romano commented the business model does not need recreational marijuana, but he said if Needham wanted to take advantage of gross revenue sales under a recreational marijuana bill and have a responsible operator, then Massachusetts Patient Foundation would be more than willing to work with the Town.

3. Medical Marijuana of Massachusetts

Robert Smart, Attorney representing Medical Marijuana of Massachusetts (MMM) said the company is seeking a letter of support or non-opposition to operate a RMD in the Town of Needham. He introduced Jonathan Herlihy, CEO, Trexler Topping, CMO, Kevin O'Reilly, COO, Lianne Ankner, ESQ, and Joseph Flaherty, ESQ, who was unable to attend tonight's public hearing. A Powerpoint presentation was viewed. Mr. Smart said all officers and directors are Massachusetts residents. He said MMM has secured a letter of intent to lease 85 Wexford Street, Needham, and commented the site is more than 1000 ft. from any school or municipal park or playground. Mr. Smart said MMM met with Lee Newman, Director of Planning and Anthony DelGaizo, Town Engineer to discuss the parking layout, and commented he believes there will be adequate parking on site. Mr. Smart said there is some uncertainty in federal law making banks reluctant to fund businesses related to marijuana, however, MMM created Triple M Management Company LLC., to provide funding for the operation. Mr. Smart said he believes MMM should receive a letter of support from the Board of Selectmen because MMM received the highest score from independent experts who graded applications of prospective RMD operators to the Massachusetts DPH. He said MMM received a score of 160 out of 163. The next highest applicant, he said, had a score of 155. He explained the criteria for grading, and that the DPH had an outside firm conduct background checks on the executive management team. Mr. Smart said MMM already has approval to operate a cultivation and dispensary in Plymouth, as well as a dispensary in Mashpee, and have been invited by DPH to submit a siting profile for a third location, which he hopes is in the Town of Needham. Mr. Smart said patient visits will be "by appointment only," with a purchase limit of 1 oz./day, no edibles in the form of candy, baked goods, or soda will be sold. He commented no money or medicine will be left on site overnight. Mr. Smart explained security procedures and that patients in Needham will have free home delivery. He said MMM is prepared to execute the Community Host Agreement, and commented on MMM's Charitable Foundation.

Jonathan Herlihy, CEO/President showed the proposed initial product line.

Trexler Topping, MD explained cannabis has been a medicinal agent for several thousand years. He explained the marijuana plant pharmacological properties, lab test results of product Twinkle (aka ACDC), and spoke about cannabis laws and the opioid analgesic overdose mortality crisis in the United States.

Mr. Handel ask about MMM's Charitable Foundation, specifically whether charitable monies would be proportional to Needham versus the other communities?

Mr. Herlihy said a majority of the 7 members on MMM's Charitable Foundation Board would decide where the money goes. He said the plan is for the money to go to the 3 communities (Mashpee, Needham, or Plymouth). He said confirmed to Mr. Handel that the money does not need to be distributed in a proportionate way.

Mr. Borrelli asked for an estimate of the amount of money.

Mr. Herlihy said the amount is hard to project. He commented the central location of Needham and the fact there are not many dispensaries near by may indicate sales would be higher than Mashpee and similar to Plymouth.

Mr. Handel asked for questions from the Board and for Mr. Matthews to comment.

Mr. Matthews clarified the public hearing is about whether or not the Board of Selectmen will vote to issue a letter of support or non-opposition. He said because the State is unlikely to approve more than one site in Needham, it is unlikely the Board of Selectmen will vote more than one letter of support. Mr. Matthews said he does not believe the Board of Selectmen will take any action tonight, as input will be sought from the public and staff. He said a review of each application will include additional comments and suggested changes to the applicants. He asked if Medical Marijuana of Massachusetts understood and whether they are willing to work within the process. Mr. Smart said "yes, and that is what was expected."

Mr. Bulian asked what type of MIP's will be offered and what steps beyond required by regulation is MMM planning to ensure MIP's are safe for households that include children?

Mr. Herlihy explained the process of making and labeling MIP's. He reiterated no food or candy will be offered. Lianne Ankner said spray, honey oil, and wax will be used but not made into edibles. She said a Patient Education Specialist will be on site to speak with patients, and products will be in child proof packaging.

Mr. Bulian asked what steps MMM will take to consult with the Town of Needham and its officials if awarded a letter of support, approved by Massachusetts DPH, then permitted by the Needham Board of Health, but then wish to substantially modify operations or procedures from what has been presented tonight?

Mr. Smart commented a special permit from the Planning Board is required, and he assumes it will say the business must operate as presented and comply with regulations enforced by the Board of Health. He said all other Town Boards would have to be notified as well. Ms. Ankner said a Director of Community Outreach would help MMM work with the Town, but any substantive change would not be implemented without first getting clearance from the Town of Needham.

Mr. Bulian asked about removal of money and product at the end of each day. He wondered how realistic is the procedure and asked how it would work?

Mr. Herlihy said part of the process is for quality control.

Mr. Handel asked how many ounces marijuana would be removed from the facility on a daily basis?

Mr. Herlihy said since patients will be calling prior to arrival with how much and what type of marijuana they want to purchase, MMM will therefore not “over inventory” the facility. He commented the majority of patients do not buy an ounce, but a much small amount. Mr. Smart said if the Board of Selectmen prefer the process to be a different way, MMM would be amenable.

Mr. Borrelli said he appreciated the “by appointment only,” free delivery in Needham, the one oz. limit, and no sale of candy. He said community outreach is a great idea. He asked about MMM’s current experience in Mashpee and Plymouth?

Mr. Herlihy said working with the Town Manager, Police Chief, Fire Chief, and Board of Selectmen in Plymouth has gone very well. He said the facility is in the industrial park and the Town is happy to be receiving tax revenue on a property that would have gone defunct. He said working with the Town of Mashpee has gone equally as well.

Mr. Borrelli asked if MMM would be open to revising the Host Agreement to allow for more favorable terms for the Town of Needham?

Mr. Herlihy said the language in the Agreements for all three towns is the same, so once negotiations with the Town of Needham finish, the towns of Mashpee and Plymouth will be very happy as well.

Mr. Borrelli asked about proximity to the Russian School of Music at the proposed location and whether there were any barriers to entry at the location?

Mr. Smart said he did not think there were any issues, commenting on zoning setbacks from schools, parks, and playgrounds. He noted the building will not stand out and entry to the building will be through a security guard.

Mr. Borrelli asked if marijuana should become legal in the future, what are MMM’s plans and would MMM be interested?

Mr. Herlihy said MMM would speak with the Board of Selectmen, but he said he thought marijuana has a long way to go before becoming legalized. Ms. Ankner said Needham zoning is only for medicinal marijuana. Mr. Herlihy said MMM would more than likely have to participate should recreational marijuana become legalized.

Mr. Handel invited public comment.

Maria Serpentino Iriti, 331 Rosemary Street supports the location and proposal for both Sage Cannabis, Inc., and Medical Marijuana of Massachusetts. She said the locations are appropriate. Ms. Iriti said Massachusetts Patient Foundation is not welcome on Highland Circle. She said she is the largest property owner on Highland Circle, which is a private road and not maintained by the Town of Needham. She said when people park on the street they block the entrance to the road and all of Highland Circle. She said for the Town to impose such a use on a private way is unconscionable. Ms. Iriti said some of her commercial tenants include schools, and she said she would like to be able to rent to schools in the future.

Fatemeh Haghghatjoo, 61 Evelyn Road said she is concerned for her 12 year old daughter and other children in Needham. She said there will be 9,000 visits per year to the dispensary, and wanted to know how many of these visits are from Needham residents and why was Needham proposed as a location? Mr. Handel told Ms. Haghghatjoo the voters were clear and the decision was made by the Town and the voters of Massachusetts that it is appropriate to have a facility in Needham. Ms. Haghghatjoo asked if the Board of Selectmen have already decided to give a letter of support and wanted to take part in the decision.

Eric Bailey, 64 Hillside Avenue supports granting a letter of support to one of the applicants and said he prefers Sage Cannabis, Inc., but thought all of the presentations were excellent. He said there are benefits for all applicants. Mr. Bailey said the Town should not limit the dosage, as that is between a patient and doctor. He felt edibles are important and should be offered. Mr. Bailey said walk-in should be allowed and product should be kept on site, noting consistent delivery should be available even in bad weather.

Stephen Geraci, 45 Melrose Avenue said the applicants provided good information. He commented he feels the best interest of a patient would be served by Sage Cannabis, Inc. He commented Sage's business plan and location is well thought out. Mr. Geraci felt the Highland Avenue location would be a problem.

Carmelo Iriti, 20 Sunset Road said the 33 Highland Avenue location will be a disaster due to parking in the front and back. He said as a business owner at the location for 35 years, there will be parking problems the police will be called to handle.

Steve Gray, Kennedy Carpet, 21 Highland Avenue is opposed to locating an RMD at 33 Highland Avenue due to the number of parking spaces. He said there are constant problems where the police need to be called.

Susan Smollen, 128 Laurel Drive, commented she has multiple sclerosis. She said she is concerned about delivery, patient safety when leaving the building, cultivation, and the source of the marijuana. She said she cannot smoke and it would be better for her to have an edible, not candy or soda. She asked about vaporizers and the strength of the marijuana.

John Caccavaro, 475 South Street is concerned about integrity. He supports Sage Cannabis, Inc., for quality, and that a Needham resident is part of the company.

Ed Marsh, Needham resident supports Massachusetts Patient Foundation said 33 Highland Avenue is safe, with easy access for residents. He commented a parking will be ample with a new building.

Owner, 21 Highland Avenue is concerned about parking, access, and safety at 33 Highland Avenue. He noted the proximity of a public trail.

Tonya McKee, 18 Highview Street read her letter submitted to editors of the Hometown Weekly and the Needham Times opposing an RMD at 33 Highland Avenue. She said the site is within 750 ft. of a playground, Charles River trail, and across the street from a bus stop for Eliot School. Ms. McKee said a marijuana facility should be in a more discrete location or in a medical building. She submitted a petition to the Board of Selectmen with 70 signatures opposing an RMD at 33 Highland Avenue and the school bus stop schedule. Ms. McKee read the Needham zoning requirements for siting an RMD.

Elizabeth Kaponya, 27 Highland Terrace said she lives within the 1000 ft. buffer zone and is opposed to an RMD located at 33 Highland Avenue. She commented she believes many of the people who signed Massachusetts Patient Foundation's petition were uninformed, and did not know there were 2 other choices for siting a RMD. She commented the traffic by car and foot, as well as traffic and construction from the Add-A-Lane project. She submitted a letter she received from Needham's Town Engineer detailing construction which will decrease parking spaces. Ms. Kaponya submitted photos of parking behind 33 Highland Avenue and her letter to the Needham Times.

Eric Wegner, 28 Evans Road supports 33 Highland Avenue based on current regulation and said he does not understand why parking would be an issue as the previous business was an ice cream shop.

Janice Epstein, 75 Highland Terrace submitted a petition with signatures from businesses in the area who are against locating an RMD at 33 Highland Avenue. She commented parking would be an issue. Ms. Epstein also said Massachusetts Patient Foundation has an RMD located in Brookline with a dedicated parking lot, valet, and police detail, noting 12-26 people in a 15 minute period. She said it is difficult to project volume. She reiterated the impending construction project, and signage which should not look like a marijuana leaf. Ms. Epstein said a new traffic

light at Highland Avenue and Wexford Street will help with traffic at the intersection. She said the community meeting was not well attended. Ms. Epstein submitted her petition and emails to the Board of Selectmen.

Bruce Karten, 70 Cynthia Road supports Sage Cannabis, Inc. because a Needham resident is part of the facility.

John Negoshian, 1101 South Street asked why is only precinct J being considered for a RMD facility? He suggested people should be able to take the train to downtown Needham or Birds Hill to get their medicine. He commented parking for a dance studio is across the street from a proposed RMD on Wexford Street.

Jeff Swartz, 130 Woodbine Circle said Sage Cannabis, Inc., was the only company to explain its cultivation process.

Mr. Handel proposed a motion to leave the public record open for 10 days and to close tonight's public hearing.

Mr. Matthews noted all materials are on the Town's website and said if people have additional comments to please submit them within 10 days to the Town Manager by mail or email.

Motion by Mr. Bulian that the Board of Selectmen vote to leave the public record open for 10 days and to close the tonight's public hearing.

Second: Mr. Matthews. Unanimously approved 5-0.

Motion by Mr. Bulian that the Board of Selectmen vote to adjourn the Board of Selectmen meeting of March 22, 2016.

Second: Ms. Cooley. Unanimously approved 5-0.

A list of all documents used at this Board of Selectmen meeting are available at:
<http://www.needhamma.gov/Archive.aspx?AMID=99&Type=&ADID=>