

**Selectmen Meeting
Minutes
January 9, 2019**

Chairman Dziokonski, Selectman Sargent, Selectman Connolly, and Selectman Kerrigan were in attendance. Selectman Iacobucci was absent. Attendee was Town Administrator Ward. Chairman Dziokonski opened the meeting at 7:00PM.

Public Comment

There was none.

Review of Minutes

The board received minutes from December 19, 2018 Selectmen's meeting for review and approval. Selectman Sargent made a motion to approve minutes as presented. Selectman Kerrigan seconded the motion. The vote was unanimous.

KRD Growers Inc.- Marijuana Cultivation & Retail Facility

Chairman Dziokonski invited the representatives of KDR Growers, Inc. before the board for discussion. Attorney Sira Grant, of Smith, Costello and Crawford, Mr. Jon Napoli Director of Cultivation and Mr. Derek Eller Kemp General Manager were before the board. Ms. Grant explained they reviewed the guidelines of the town and prepared a response packet which was submitted to the board. She reviewed it includes a business plan including operation procedures, the lease for 86-88 & 98 Parker Street to be used for cultivation and manufacturing of medical and adult use marijuana for retail sales. At this time, they hope to enter into negotiations for a Community Host Agreement with the town. Chairman Dziokonski asked board members if they had any questions. Selectman Sargent asked about the property and the environmental clean-up, the property owner should present documentation to the board. Attorney Grant explained an EPA consultant has reviewed the property and submitted a letter which was submitted to the board, confirming the mitigation was completed. She explained the history of the site, it has been used as an industrial site. The EPA consultant review is efforts were made to clean the property, the ground water and soil are clean, the air quality is still under review, they received an extension of 180 days to complete. KRD is happy to contribute to the clean-up. Selectman Connolly explained this is a small town and we are inundated with requests, this is a new industry, the packet submitted is comprehensive before the town will move forward on your submittal, we would like substantial documentation the environmental issues have been addressed. The property owner was granted tax relief as part of cleaning up the building. He noted the town has two licenses to grant. Administrator Ward reviewed the board has issued one and this is the second request.

He reviewed the zoning issue raised at the last meeting he had an opportunity to review with the Community & Economic Development Director who made an amendment on the town meeting floor to the proposed bylaw, the 500-foot buffer is specific for retail locations. Discussion continued with a review of the Chief Cultivators background of how he began in this industry. Selectman Sargent stated he would like to the Town Solicitor to review the proposal before the board votes. Selectman Connolly explained this is the last retail license available, they are issued on a first come first serve basis. He would like to provide an indication to the applicant subject to the Town Solicitors review, the town will continue with host agreement negotiations. Selectman Connolly made a motion to support the applicant KRD Growers Inc., pending review and approval by the Town Counsel to move forward with the host agreement negotiations contingent upon the town receiving a report on the environmental clean-up completion. Selectman Kerrigan seconded the motion. Under Discussion: Selectman Sargent stated he plans to vote to support the next step in the process but has to look out for tax payers. The vote was unanimous.

Crabgrass, LLC- Marijuana Cultivation Facility

Chairman Dziokonski invited the representatives of Crabgrass, LLC before the board for discussion. Ms. Lynne McCarren Director of Crabgrass, LLC and Mr. Brian McCarren were before the board. Chairman Dziokonski explained the board received a proposal for a cultivation facility at 55 Sterling Street. Ms. McCarren stated the plan presented shows they will cultivate and process wholesale cannabis. They have worked with John Hogan to find the property on Sterling Street. They have submitted package to the board including business plan and host agreement for the board and legal review. Ms. McCarren reviewed her experience in the cannabis industry. Selectman Connolly asked why Clinton was the chosen community to open business. Ms. McCarren explained they found the location to open a transparent cannabis business. Mr. McCarren explained it is a nice town, the Vice President lives close by, they started working with the realtor and were able to find the location. The building needs some work but is a good fit, they will be making a big investment in the building and the landlord is friendly and good to work with. Selectman Kerrigan stated he is aware of other tenants in the building, is the intent to coexist with the other tenants. Ms. McCarren explained she is aware of the other businesses, they are mostly craftsman not retail. Mr. McCarren explained they will be installing a ventilation system with exhaust. Selectman Connolly asked if any of the current tenants will be displaced. Mr. McCarren explained no. Chairman Dziokonski asked if the business will be processing the plant to oil. Ms. McCarren reviewed yes, it is a wholesale to dispensary business plan. Chairman Dziokonski asked about the processing. Ms., McCarren reviewed there are regulations regarding the operations and the disposal of unused growth that is waste, there is a 72-hour timeline and a process to follow. Selectman Connolly made a motion to approve the application subject to final review by

Town Counsel and move forward on negotiations of the host agreement. Selectman Sargent seconded the motion. Under Discussion: Selectman Kerrigan reviewed he is supportive of the proposal including the tenants that exist, like the Matchstick Marketplace. Ms. McCarren reviewed the tenants will stay. The vote was unanimous.

Central Mass Rail Trail Update

Chairman Dziokonski invited the representatives of the Clinton Greenway Conservation Trust before the board. Ms. Fran Hodge was before the board with a presentation on efforts to extend the Central Mass Rail Trail through Clinton. She presented a packet of information to the board and began review with a slide show presentation. She explained efforts have been ongoing for sometime to purchase land from the railroad, most recently the railroad was willing to sell acres to the trust at \$10,000 per acre, the trust responded with an offer of \$7500 per acre. This was some improvement from the prior amount of \$20,000 per acre. She explained the area would include the rail road tunnel, so the sale would be contingent upon the safety of the tunnel, this would be part of the purchase and sale. She explained the Trust members would meet with public safety from the town to review any concerns. If the review of the tunnel is unsafe the trust would pursue purchasing another area. She explained she has been working on some grant funding options that require a town match, she explained the trust will not proceed with the purchase of they cannot get the grant. The board thanked Ms. Hodge and the trust members for the update. They are pleased to hear of the progress and understand this is a potential economic catalyst to the area. Expressing to be kept informed and notified of anything they can do to help with the efforts.

Phil Duffy-Director of Community & Economic Development

Community & Economic Director Phil Duffy was before the board to request the board's approval of the Administration contract for the FY18 CDBG. He explained the grant administration award will go to Community Opportunities Group, Inc. in the amount of \$111,000 for the FY18 CDBG. He has been working with this company on the previous grant. Selectman Connolly made a motion to award the contract to Communities Opportunities Group Inc. for administrative services for the FY 18 CDBG. Selectman Kerrigan seconded the motion. The vote was unanimous. Mr. Duffy reviewed with the board there is a district local technical assistance grant funded by the MRPC with a due date of March 3, 2019. The grant is to be used for Community Impact initiatives, he would like to use the assistance with the Green Communities application. He will return to the board if he pursues this grant.

Administrative Business

One Day All Alcohol License

Chairman Dziokonski reviewed the board received a request from Clinton Exchange Club to host a One Day All Alcohol Permit to be used in conjunction with an upcoming "Irish Night" event to be held on March 9, 2019 in the Fallon Auditorium. Selectman Sargent made a motion to approve the request for One Day Permit as presented for March 9, 2019 to be used by the Clinton Exchange Club. Selectman Kerrigan seconded the motion. The vote was unanimous.

Old & New Business

Emerald City Growers, Inc. Host Community Agreement

Chairman Dziokonski invited the representatives of the of Emerald City Growers, Inc. before the board. Mr. John Franco and Mr. Atilia Simmons were before the board. Chairman Dziokonski explained the board has received the Host Community Agreement presented for review and approval. Administrator Ward explained Town Counsel has reviewed the Host Agreement presented and it is within the town guidelines. One provision, requested by the applicant is to split the processing fee of \$5000.00 into two payments. Mr. Franco stated he understands the town will be receiving a lot of applications and agreements. Selectman Connolly asked if he is willing to withdraw the request to split processing fee. Mr. Franco stated he will withdraw the request to split the fee. Selectman Connolly stated in the draft agreement presented there is vague information regarding voluntary support to the community. Mr. Franco explained they are open to it, the draft is the standard host agreement drafted working with Town Counsel Gibbons. Selectman Connolly explained he is concerned once the agreement is voted on the terms will remain vague, he is aware of many areas of support in the community, the Rail Trail Project is one. Mr. Franco explained he understands and is aware Clinton is a beautiful community. Selectman Connolly made a motion to endorse the Draft Community Host agreement as presented allowing the applicant to move forward in the process. Chairman Dziokonski stepped down as Chair and seconded the motion. Under Discussion: Selectman Sargent explained he voted against this establishment the last vote and is not comfortable due to the problems at the location. Selectman Kerrigan asked for clarification on the previous vote. Selectman Connolly explained the previous vote was to develop the draft host agreement. The vote was 2/2 motion fails. Chairman Dziokonski explained to the applicant to continuing working with Town Counsel and return to the board at the next meeting.

Memorial Day Parade Committee Call for Volunteers

Chairman Dziokonski invited Veterans Agent Mr. Brendan Bailey before the board. He reviewed he has been working with Mr. Bailey on the Memorial Day Parade, recently the committee has unfortunately lost some membership and there is a need for new

members. He has heard from the Director of Community & Economic Development on some new ideas for the celebration in the park. He explained there is a need for more participation, perhaps a representative of the VFW or the PAV can join the planning. Mr. Vanasse represents the American Legion; citizen participation is welcome. Mr. Bailey agreed and explained it is a good time to start planning the timeline will go fast and the event will be here. He recommended a member of the Fire Department, the School Department and/or the Police along with a representative from the Park & Recreation Department. Any resident willing to participate would be helpful, the American Legion has worked with the town for more than 50 years on the event, there is a need for more community participation. He explained he would like to begin planning meetings in February. Selectman Sargent recommended advertising in the local paper for volunteers and business owner participation. The board agreed. Selectman Sargent made a motion to advertise in the local paper for volunteers, to send a letter to the VFW, PAV and town departments inviting them to participate. Selectman Kerrigan seconded the motion. The vote was unanimous.

Tax Bill Question

Selectman Sargent explained he has a question regarding a \$50.00 fee added to some recent tax bills under the I/E (Income/Expense) line. Administrator Ward explained he hasn't received any inquiries regarding that but will review.

MMA Conference

Chairman Dziokonski explained there is an upcoming conference the board members and office staff will be attending, he explained there are a lot of workshops being offered and recommended each member share what workshop they plan on attending and at the next meeting discuss what was presented. Selectman Kerrigan agreed that is a great idea he attended last year and attended workshops on budgeting and cannabis.

Goals & Objectives

Selectman Sargent asked for the Tax Classification subcommittee be removed from the list. The board agreed.

Selectman Sargent made a motion to adjourn the meeting at 8:40PM. Selectman Kerrigan seconded the motion. The vote was unanimous.

Meeting Adjourned,

Joyce A. Corbosiero

Executive Assistant to the Clinton Board of Selectmen/Town Administrator