

*Joe Freitas* 2.11.2019  
*Nancy B. Gajoli* 2/11/19  
**TOWN OF BERKLEY FINANCE COMMITTEE  
MEETING MINUTES**

*Michele Hamilton* 2/11/19

**DATE: Friday, February 8, 2019**

**ATTENDANCE:** Chairman Joe Freitas, Secretary Michele Hamilton, Nancy Gajoli, and Melinda Paine-Dupont

Meeting was called to order by Chairman Joe Freitas at 6:30 pm at an informational presentation by Berkley Botanicals. This was a joint meeting of Berkley Select Board and Berkley Finance Committee held at the Berkley Community School.

Michael Mizrahi of Berkley Botanicals, as well as his legal council Steven, presented an overview of the very preliminary process of planning a cultivation, manufacturing and retail marijuana facility to be located at 44 County St. in Berkley. The owner of the property, who will also continue to own and lease the property to Berkley Botanicals also offered information regarding the physical appearance of the future site.

**Overview:**

The site is zoned commercial

The will obtain whatever permits are required

They feel it is a good EZ-on/EZ-off the highway location and will minimize traffic through town

They will take steps especially for initial opening to control traffic

They will hire security and details as needed

They will supply a list of all equipment and chemicals to be stored to the Fire Department

The site will be well lit with downlighting with cameras covering all areas, monitored 24/7

There will be silent alarms and panic buttons and a secure security off in the building.

Employees will wear name badges and be trained in security issues

There will be an entrance vestibule which is where IDs will be checked and no one without a federal or state issued ID 21 or over will be admitted into the main area.

There will be no on-site consumption

There will be 100 parking spaces planned

Specialized HVAC systems will help eliminate any odor from leaving the building

Everything is self-contained in the building, water will not flow onto the property

The will strive to hire from town residents, veterans, retired police, etc before others

The expect to present a positive, high end retail experience to the customers

This will be new construction in keeping with the character of the town and will improve the current condition of the lot

They will get answers to the questions asked which could not be immediately answered:

1. Water Usage expected
2. Waste Removal process
3. Amount of product to be produced on-site
4. Size of septic system needed

The building is planned to be 24,000 sf of which 3,500 sf will be retail space

The may operate 6 or 7 days from 10-7, still TBD

They will sell some of the product they produce and may sell to other facilities as well as buy product from other vendors to sell in the retail operation.

The may use virtual/online appointments to minimize congestion if needed

The lot the plan to lease is a 4-1/2 acre lot, Lot of the plan with 100' of frontage opening up to the rear of the property

It would likely be a year or so before they open if all goes well and as planned

A motion was made and seconded to adjourn the meeting at 7:30 pm. The committee voted unanimously to adjourn.



# **TOWN OF BERKLEY FINANCE COMMITTEE**

## **MEETING MINUTES**

**DATE: Monday, February 4, 2019**

**ATTENDANCE:** Chairman Joe Freitas, Secretary Michele Hamilton, Nancy Gajoli, and Melinda Paine-Dupont

Meeting was call to order by Chairman Joe Freitas at 6:03 pm.

A motion was made to review and discuss Finance Committee Meeting Minutes of January 9, 2019. Motion was made and seconded to approve as written.

The purpose of this meeting was to kick of the 2020 Fiscal Year Budget. Chairman Joe Freitas express the need to stay focus on a couple of bills currently being discussed at the state legislative branch.

- Accountability to school increases tied into collective bargaining
- There are communities able to generate the resources/funds and provide a substantial education. It is being considered to tax these communities an additional 5% dispersing the extra revenue generated to low producing schools.
- Every student gets a certain amount of monies from the state and it would be up to the town to fund the remaining balance.

Chairman Joe Freitas shared a couple of issues that he wants us to focus on is being prepared with questions/concerns that we may have regarding their budget request and to study the financial reports.

Chairman Joe Freitas handed out the initial Cherry Sheet, Front Page and the Operating budget. This led to a question related to the Operating Budget; the lack of actuals expenditures for the accounts is a major concern for the Finance Committee. We also compared (briefly) the Front Page for 2020 to 2019 Front Page.

Also, the committee is looking for reports related to the Capital Spending from last year's budget; looking for reports that show transfers of funds and manager reports. It was expressed by Michele Hamilton that the lack of transparency and the ability to get financial reports on a regular basis is concerning.

Chairman Joe Freitas shared with the committee information from the meeting he attended at Bristol Plymouth regarding MSPA. Basically there are three phases to the process. The state sends a team to do a feasibility study. This is followed by the Project Manager and the Designer. If you are building a new school, the whole project could take up to 7 years from completion and a refurbishing project could takes approximately 2 years from start to finish.

We were advised of an upcoming meeting for a proposed Marijuana Dispensary Establishment is scheduled for Friday February 8th at 6:30. The proposed Marijuana Dispensary, Cultivation and

Manufacturing are anticipated to be located at 44 County Street, Berkley, MA. All members indicated they would be in attendance.

A motion was made and seconded to adjourn the meeting at 7:30 pm. The committee voted unanimously to adjourn.

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R. Felicitous

2/11/19

Nancy B Gayle 2/11/19

Michael Hamilton 2/11/19