



TOWN OF SHREWSBURY

Select Board Meeting
Board of Selectmen Meeting Room
Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5398

Tuesday, October 25, 2022 - 7:00 PM

MINUTES

Present: Mr. Maurice M. DePalo, Chair, Ms. Beth N. Casavant, Vice Chair, Mr. John R. Samia, Board Member, Ms. Michelle K. Conlin, Board Member (remote)

Absent: Ms. Theresa H. Flynn, Clerk

Also Present: Mr. Kevin J. Mizikar, Town Manager, Ms. Taylor M. Galusha, Principal Department Assistant, Office of the Select Board and Town Manager

Mr. DePalo called the meeting to order at 7:01 PM. He noted all votes would be a roll call vote as Ms. Conlin is participating remotely.

Preliminaries:

1. Approve bills, payrolls, and warrants

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to approve bills, payrolls, and warrants 2330, 2313, and 2332

2. Review and act to approve the minutes of October 4, 2022, October 11, 2022, October 17, 2022, and October 18, 2022

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to approve the minutes of October 11, 2022, October 17, 2022, and October 18, 2022 as written.

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. Samia—Yes, the Board voted 3-0 to approve the minutes of October 4, 2022 - Mr. DePalo recused himself as he was not present.

3. Announcements/Reports

Mr. DePalo announced:

- During the month of October 6 individuals joined the Town of Shrewsbury:
 - Richelle LaFrance joined the Office of the Treasurer Collector as a Financial Administrative Assistant
 - Abbie Brown joined the Highway Division of the Department of Public Works as a Special Equipment Operator
 - Peter Arsenault joined the Shrewsbury Public Library as the Principal Department Assistant
 - Noah Juare and Cameron Lewis joined the Shrewsbury Police Department as Patrolmen
 - Anthony Kimball joined the Public Buildings Division of the Department of Public works as a Junior Building Custodian

Welcome to Town and we wish you the best of luck!

- In October, one long-time Town employee retired as of October 14, 2022 and another is retiring at the end of the month on October 28, 2022.
 - Bob Marengo served the Town of Shrewsbury for the last 24 years. Most recently, Bob served the Town as a Building Maintenance Craftsman - Carpenter in the Public Buildings Division of the Department of Public Works. Bob's hard work, attention to detail, and dedication to the Town have been an asset behind the scenes and he will be missed!
 - Mary Thompson has served the Town of Shrewsbury for over 35 years, both as the Town Accountant and more recently as the Assistant Town Manager for Administration and Finance. Mr. DePalo thanked her for her many years of service and for being the rock of the organization, she will be missed!
- On October 29, 2022 from 10AM to 2PM at the Shrewsbury Council on Aging, the Central MA Regional Public Health Alliance in conjunction with the Shrewsbury Police Department will hold this event for the safe disposal of any and all unwanted, unused, expired prescription or over-the-counter medication.
- Beginning November 1, 2022, Mattresses and boxsprings collection will no longer be available at the curb through the Town's Bulky Waste collection program with Waste Management due to the State's expanded waste disposal bans through the Massachusetts 2030 Solid Waste Master Plan. In preparation for the waste ban, the Town contracted with Green Mattress to collect mattresses stored at the Highway Garage, 211 South Street. Residents will pay \$55 per mattress/box spring directly to the Town of Shrewsbury at the Department of Public Works, 100 Maple Ave, Shrewsbury Ma, 01545. Following payment, residents will be able to schedule a time to meet the Solid Waste & Recycling Coordinator at the Highway Garage to drop off the mattresses/box Springs. Please note: Bulky Waste waste stickers will be credited towards the \$55 fee following November 1, 2022.

4. Town Manager's Report

Mr. Mizikar congratulated Mr. Nick Repekta, Department of Public Works - Highway Division Manager, on being asked by the American Public Works Association, the nationwide Public Works professional association, to make a presentation at their upcoming meeting on the Town's Innovation with Snow and Ice Management - with a particular focus on our in house brine progra, where we develop our own salt brine and treat our roadways with this. It is great to see Mr. Repekta be recognized for the innovation he has led and be able to share those ideas.

Mr. Mizikar recognized Ms. Taylor Galusha for being one of 50 delegates under the age of 40 in local government from around the country to attend the Local Government 2030, a conference focused on shaping the future of local governance. The Town is excited for her to participate and the work she will do to represent the Town of Shrewsbury and New England at that event.

5. Public Comment - Pursuant to Board of Selectmen Policy 31, To offer citizens the opportunity to provide public comments during Board of Selectmen Meetings on matters within the Board's authority

- o **Patricia Minton, 3 Partridge Hill Rd, re: Prospect Park**

Ms. Minton expressed her concerns with the cemetery expansion into Prospect Park, noting that there are several projects that were completed by the Boy Scouts and the Girl Scouts in Town that expected the open space to be permanent. She urged the Town to look at other spaces of land in Town and not take the easy way out and look for a better place for the cemetery to preserve one of the Town's most beautiful passive areas.

Financial Business:

6. Review Fiscal Year 2024 Budget Timeline

Mr. Mizikar summarized the proposed budget timeline referenced below and gave an overview of the process in general.

Mr. Samia asked to add the School Committee meetings regarding the override to the schedule as well.

Ms. Casavant asked if we can do outreach to town meeting members on preference of Monday or Saturday Town Meeting.

Meetings/Hearings:

7. 7:05 PM Public Hearing with Jason R. Patrick, Patrick's Motor Mart, Inc. d/b/a Patrick Motors, 701 & 713 Boston Turnpike, for a Garage License and a Class I License

Attorney Richard Ricker, Mr. Jason Patrick (Owner), Mr. Micheal Clemmey (Subaru New England and Boch Company Representative, and Patrick Healy (Engineer). Attorney Ricker noted having been at Elm Street on Route 9 historically, the new location offers an opportunity for Patrick Motors to create a state of the art facility for them to be located at 701 and 713 Boston Turnpike. It is a 25 acre site at the corner of South Street and Route 9. Currently, Patrick Motors employees 72 individuals currently and the new building will bring a \$20M project to Town.

Ms. Casavant asked about the process and Mr. DePalo noted that with the continuation of the Zoning Board of Appeals hearing, they are back to the normal process where the Board would be approving the license subject to the approval of the Zoning Board of Appeals.

Mr. Mizikar noted that the Town is looking at the parking requirements for the zoning bylaws through a sustainability lens to see if lots actually need as many parking spaces as required by the zoning bylaws currently. He asked if they looked into if they would need as much parking as the pre-pandemic levels or if trends are changing. Mr. Clemmey noted that the parking in the plan is adequate and needed.

Opened the Public Hearing at 7:32 PM

Ken Conway, 36 Brentwood Drive - Noted that he has lived in the Town for over 11 years and asked why they need another car dealership in Town and if the current location was still going to be operational in addition to the new location. He noted concerns with the location of the entrance to the property as the bus stops will be most busy during the time that the property is in use. He also asked about the retention ponds on the property and concerns with the aquaphor as well and if they would be heard before the Conservation Commission. Mr. Conway also expressed concerns with the vehicle traffic and the test drives as well. He asked that the Town take a look at this proposal not from a financial standpoint.

Mr. DePalo noted that the Board's role in this process is just if they are allowed to have a garage license and if they could sell vehicles - the rest would be addressed through the Zoning Board of Appeals, Planning Board, and the Conservation Commission.

Connie Cammenn, 29 Brentwood Drive - Ms. Cammenn noted she attended the Zoning Board of Appeals meeting yesterday and expressed concerns with the entrance on south street, enforcement of cars not being test driven in the neighborhood if that is added, ledge blasting, hours of operation, and noise pollution. She noted that she has seen in police reports in the past that they had delivered vehicles to the back of elm street and just wanted to mitigate any risks that come through the neighborhood.

Mr. DePalp noted that those concerns would best be addressed through the Zoning Board of Appeals process and the Fire Department. He noted that the Board's role in this process is just related to the garage license and if they can sell vehicles.

Attorney Ricker and Mr. Patrick noted that at the current property they do not allow dumpsters or carrier trucks to come before 7:30 AM and Mr. Clemmey added that they have their own delivery trucks and they come during the day not at night.

Attorney Ricker noted that they have attempted and hopefully will have a meeting with the neighbors and as many of them as possible before their next meeting and address as many concerns as possible.

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to close the public hearing at 7:45 PM

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to approve the application from Patrick's Motor Mart, Inc. d/b/a Patrick Motors, 701 & 713 Boston Turnpike, for a Garage License and a Class I License subject to the approval of the Zoning Board of Appeals.

8. Meeting with Frank Parzych, proposed manager of Burtons Grill of Shrewsbury LLC., d/b/a Burtons Grill & Bar, 193 Boston Turnpike, regarding an Application for a Change of Manager to their Section 12 All Alcohol Pouring License

Mr. Parzych was present - no other changes occurring at this time.

On a motion by Ms. Casavant, seconded by Mr. Samia on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to approve the application for a Change of Manager to their Section 12 All Alcohol Pouring License for Burtons Grill of Shrewsbury LLC., d/b/a Burtons Grill & Bar, 193 Boston Turnpike.

9. Meeting with Nicole Pagan, proposed manager of Blazin Wings, Inc., d/b/a Buffalo Wild Wings, 476 Boston Turnpike, regarding an Application for a Change of Manager to their Section 12 All Alcohol Pouring License

Ms. Pagan was present - no other changes occurring at this time.

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to approve the application for a change of manager to their Section 12 All Alcohol Pouring License for Blazin Wings, Inc., d/b/a Buffalo Wild Wings, 476 Boston Turnpike.

10. Meeting with Attorney David Ullian representing Finest Trees, LLC - Request to Negotiate a Host Community Agreement for a Marijuana Courier Business at 34-36 Harrington Avenue.

Attorney Ullian gave a presentation to the Board and Public referenced below. Both of the owners, Daniel Yarnie and Rebecca Yarnie, co-founders, were present at the meeting.

Mr. DePalo asked what the hours were for the business. Attorney Ullian noted hours of operations would be 10:00 AM to 8:00 PM, as they cannot deliver before 9AM and after 9PM. Mr. DePalo also asked what the range would be for the business. Attorney Ullian noted that there are no regulations from the state for that, but they would be starting small. Mr. DePalo also asked how many vehicles they would be using for delivery and where they would be parked? Attorney Ullian stated they would start with 1 or 2 vehicles and store them on the property. They would not have any product or materials in the vehicles overnight or on the property in general.

Mr. Mizikar wanted to inform the Board that Finest Trees LLC have gone through the Town's laid out process for obtaining a Host Community Agreement and have met with the Department Heads and the Town Manager, and have been vetted by the state; this is just the local part of the process.

Ms. Casavant asked about the process for getting the product delivered. Attorney Ullian noted that the person who ordered it has to be the one to meet the delivery person. He added that the customers get pre certified by the retailers as well. Ms. Casavant asked if it was all through electronic payments. Attorney Ullian noted that electronic payments are encouraged, but they can accept cash and return it to the retailer.

Mr. Samia asked where the funding was coming from for the business? Attorney Ullian noted that it is being funded through the property management company, but the idea would be to find additional investors in the future. He noted that the State has added a social equity trust fund to the Statute and they could take advantage of that as well. Mr. Samia asked if they have any geographical limits with the drivers needing to pick up orders from the retailers. Attorney Ullian noted that the model would be to have as many deliveries picked up as possible to make it as efficient as possible with the ordering. He noted that there is a limit of what people can carry at a time as well. Mr. Samia asked if the quality testing was a requirement of Finest Trees LLC or is it through the retailer? Attorney Ullian noted that the retailers have the responsibility to test products and that in any delivery agreement they would have the retailers certify the testing and the quality.

Ms. Conlin asked about the signage on the building and the vehicles and what the plans were to avoid confusion of them being a retailer. Attorney Ullian noted that markings on the vehicles are prohibited and they would be discrete due to state regulations. For the building, he noted that it would most likely just be a sign on the front of the building with the name of the company, he added they are not trying to market or attract customers as it is just an administrative building. Ms. Conlin asked what they anticipate for an opening date. Attorney Ullian noted that they have a lot to go through for the permitting process, build out and vehicles, and CCC Approval. He noted they would aim for the middle of 2023, but it is difficult to anticipate openings.

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to authorize the Town Manager to negotiate a Host Community Agreement with Finest Trees LLC.

New Business:

11. Review and act to appoint six members to the Diversity, Equity, Inclusion, and Belonging Committee to fill open seats for various terms:

- **Two (2) three-year terms set to expire June 30, 2025**
 - **Two (2) two-year terms set to expire June 30, 2024**
 - **Two (2) one-year terms set to expire June 30, 2023**
- a. Pankaj Adaval**
 - b. Deb Del Dotto**
 - c. Carissa Ford**
 - d. Bindu Gupta**
 - e. Freddi Koss**
 - f. Cinthia DosSantos Mesquita**
 - g. Adeola Mbaneme**
 - h. Holly MillerShank**
 - i. Kanwaljit Padam**
 - j. Meghan Vincent**

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to appoint Cinthia DosSantos Mesquita and Adeola Mbaneme to the Diversity, Equity, Inclusion, and Belonging Committee for a three year term set to expire on June 30, 2025.

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to appoint Bindu Gupta and Freddi Koss to the Diversity, Equity, Inclusion, and Belonging Committee for a two year term set to expire on June 30, 2024.

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to appoint Pankaj Adival to a one year term set to expire on June 30, 2023.

Mr. DePalo noted there was a tie for the last spot for a one year term between Ms. Holly MillerShank and Ms. Deb Del Dotto.

Ms. Casavant thanked all the applicants for applying and was excited the Board received 10 highly qualified candidates and did not recognize a lot of the names of the candidates. Ms. Casavant noted that she would like to recommend that Holly MillerShank receive the one year term based on her experience and the cover letter she submitted.

Ms. Conlin wanted to echo Ms. Casavants comments, noting that Ms. MillerShank and Ms. Del Dotto are both highly qualified candidates and it was tough, but also wanted to recommend Ms. MillerShank.

Mr. Samia wanted to acknowledge that Ms. Del Dotto has done a lot for the Shrewsbury Community, but with the revised appointment policy of the Board, they established individuals can only serve on one standing committee and this was to help get new faces, skills, and new experiences on Town Boards. He noted that it would be great to have a new participant in Town affairs.

Mr. DePalo noted that he was impressed with the cover letters submitted by the applicants and the breadth of experiences of those who applied. He noted that he thinks this accomplished what we were looking for when appointing committees - new individuals involved.

Ms. Casavant noted that Ms. Del Dotto served on the previous Diversity, Equity, and Inclusion Task Force as well and her work lead us to this point. Ms. Casavant noted that they need to fill the seventh seat still for the high school junior or senior resident of Shrewsbury and direct outreach to the schools would be best. She noted the Board should advertise for another 2 weeks and look to appoint on November 15, 2022.

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to appoint Holly MillerShank to the Diversity, Equity, Inclusion, and Belonging Committee to a one year term set to expire on June 30, 2023.

Mr. Mizikar wanted to thank the Board for their work thus far on this initiative and they have learned a lot and come a long way from when they received the Task Force Report a little over a year ago.

12. Review and Act to authorize the Town Manager to sign deeds and related documents for the sale of 33 Eaton Avenue and a portion of 210 N. Quinsigamond Avenue

Mr. DePalo summarized the agenda item.

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to authorize the Town Manager to sign deeds and related documents for the sale of 33 Eaton Avenue and a portion of 210 N. Quinsigamond Avenue.

13. Review and Act on the recommendation of the Insurance Advisory Committee relative to the Medicare Eligible Retiree Health Insurance Program for the calendar year 2023 pursuant to M.G.L. c. 32B, s 3

Mr. DePalo recused himself. Mr. Mizikar summarized the agenda item.

On a motion by Mr. Samia, seconded by Ms. Conlin, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. Samia—Yes, the Board voted 3-0 to approve the recommendation of the Insurance Advisory Committee relative to the Medicare Eligible Retiree Health Insurance Program for the calendar year 2023 pursuant to M.G.L. c. 32B, s 3.

14. Review and Act on the proclamation request from Emily Walker, 3 Crescent Street, for World Occupational Therapy Day, pursuant to Select Board Policy 30

Mr. DePalo summarized the agenda item.

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to approve the proclamation request from Emily Walker, 3 Crescent Street, for World Occupational Therapy Day, pursuant to Select Board Policy 30.

Correspondence: The Board of Selectmen will review and possibly act on the following:

15. Email, received October 17, 2022, from Erin Ryan, 37 Deerfield Road, re: Future Town Meeting request - So noted

16. Letter, received October 19, 2022, from James F. Kane, Town Moderator, re: Shrewsbury Finance Committee Appointment - So noted

17. ZBA Decision of September 26, 2022 for CGPI, LLC, William DePietri, Manager for special permit for property located at 66 School Street - So noted

On a motion by Ms. Casavant, seconded by Mr. Samia, on a roll call vote; Ms. Casavant—Yes, Ms. Conlin—Yes, Mr. DePalo—Yes, Mr. Samia—Yes, the Board voted 4-0 to Adjourn at 8:34 PM

Respectfully Submitted,



Taylor M. Galusha

Referenced Materials:

- Fiscal Year 2024 Budget Timeline
- Finest Trees, LLC Presentation



TOWN OF SHREWSBURY

Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5338

October 25, 2022

Fiscal Year 2024 Budget Development Timeline

This timeline is subject to change.

- November 1, 2022*: Q1 FY2023 Financial Update
- November 15, 2022*: Presentation of Five-Year Financial Forecast
Review and Revise Financial Policies
Presentation of FY2024 Revenue Manual
- November 17, 2022: Finance Committee Meeting: Presentation of FY2024 Revenue Manual
- December 2, 2022: Fiscal Year 2024 Operating & Capital Budget Call and Guidance Released
Fiscal Year 2024 Budget Entry opens in ClearGov
- January 6, 2023: Fiscal Year Operating & Capital Budgets are due by 4:30PM
- January 16, 2023: Department Budget Meetings with Town Manager Start
- January 24, 2023*: Overview of Departmental Budget Requests
- January 27, 2023: Department Budget Meeting with Town Manager End
- February 10, 2023: Publication of Fiscal Projection One
- February 14, 2023*: Fiscal Projection One Presentation Fiscal Year 2024 Budget
- February 16, 2023: Finance Committee Meeting: Fiscal Projection One Presentation
- March 23, 2023: Finance Committee Budget Hearing
- March 25, 2023: Finance Committee Budget Hearing
- May 2023: Annual Town Meeting (Date TBD)**

**Select Board Meeting*

***Town Meeting will be scheduled by the Select Board on a date to be determined between May 11, 2023 and May 20, 2023.*

FINEST TREES LLC

Presentation to the Town of
Shrewsbury for a Marijuana
Courier Business

October 25, 2022

WHO WE ARE

- Finest Trees LLC (“Finest Trees” or the “Company”) is a Massachusetts limited liability company seeking to operate a licensed Marijuana Courier business to provide secure and reliable home delivery of marijuana, marijuana products and marijuana accessories to registered medical marijuana patients and adult-use marijuana consumers in Massachusetts.
- Finest Trees is a locally-owned and minority-owned company that has been certified by the Massachusetts Cannabis Control Commission (the “CCC”) as a Social Equity Program (SEP) participant.
- The Company’s founders are also longtime Massachusetts residents.

SOCIAL EQUITY PROGRAM

- The CCC's Social Equity Program (SEP) is a technical assistance and training program that provides education, skill-based training, tools, and licensing benefits for individuals most impacted by the War on Drugs, marijuana prohibition, and disproportionate arrests and incarceration.
- As a certified SEP Participant, Finest Trees receives numerous benefits, including:
 - Exclusive access to apply for Delivery Licenses for a three-year period
 - Waived and reduced application and license fees
 - Expedited CCC review of License applications
 - Designation as beneficiaries of Positive Impact Plans

MANAGEMENT TEAM

DANIEL YARNIE

Co-Founder, Manager and Chief Executive Officer

Daniel Yarnie is a Massachusetts native, experienced business owner and real estate developer that takes pride in serving the community by developing urban areas. In 2011, Daniel and his wife Rebecca founded Yarnie Property Management LLC, which engages in real estate acquisition, commercial development, and property management throughout Worcester County. Daniel is responsible for the supervision of design and construction projects and works closely with architects and engineers to ensure compliance with safety regulations and guidelines. From 2011 – 2016, Daniel also worked as a Network Administrator for Clear DB Systems, where he specialized in trouble shooting technical issues with routers and modems and maintained computer infrastructure for numerous vendors.

MANAGEMENT TEAM

REBECCA YARNIE

Co-Founder and Manager

Rebecca Yarnie is an experienced business owner and real estate developer that takes pride in serving the community by developing urban areas. With her husband Daniel, Rebecca co-founded Yarnie Property Management LLC, where she is responsible for accounting, recordkeeping, tenant management and marketing. Rebecca is also an active member of a realtor association and assists with the marketing and sale of residential homes constructed by the company. From 2011 – 2018, Rebecca worked as an Occupational Therapist, helping patients maintain their quality of life and independence through the use of adaptive equipment for daily activity. She received an Associates degree in Science and Occupational Therapy from Quinsigamond Community College in 2011.

MARIJUANA ESTABLISHMENT APPLICATION PROCESS

Finest Trees received Pre-Certification Approval from the CCC for a Marijuana Courier License in January 2022.

In order to submit a complete Provisional License application to the CCC, the Company must execute a Host Community Agreement with the host municipality and hold a Community Outreach Meeting.

Once the application is deemed complete, the Commission typically grants a Provisional License within 90 days.

Then, architectural plans must then be approved by the CCC to enable the Licensee to begin interior renovation of the facility.

The CCC will then conduct a series of inspections before issuing the applicant a Final License, which is followed by further inspections before approval to commence operations is issued.



THE PROPOSED SITE

34 – 36 Harrington Avenue

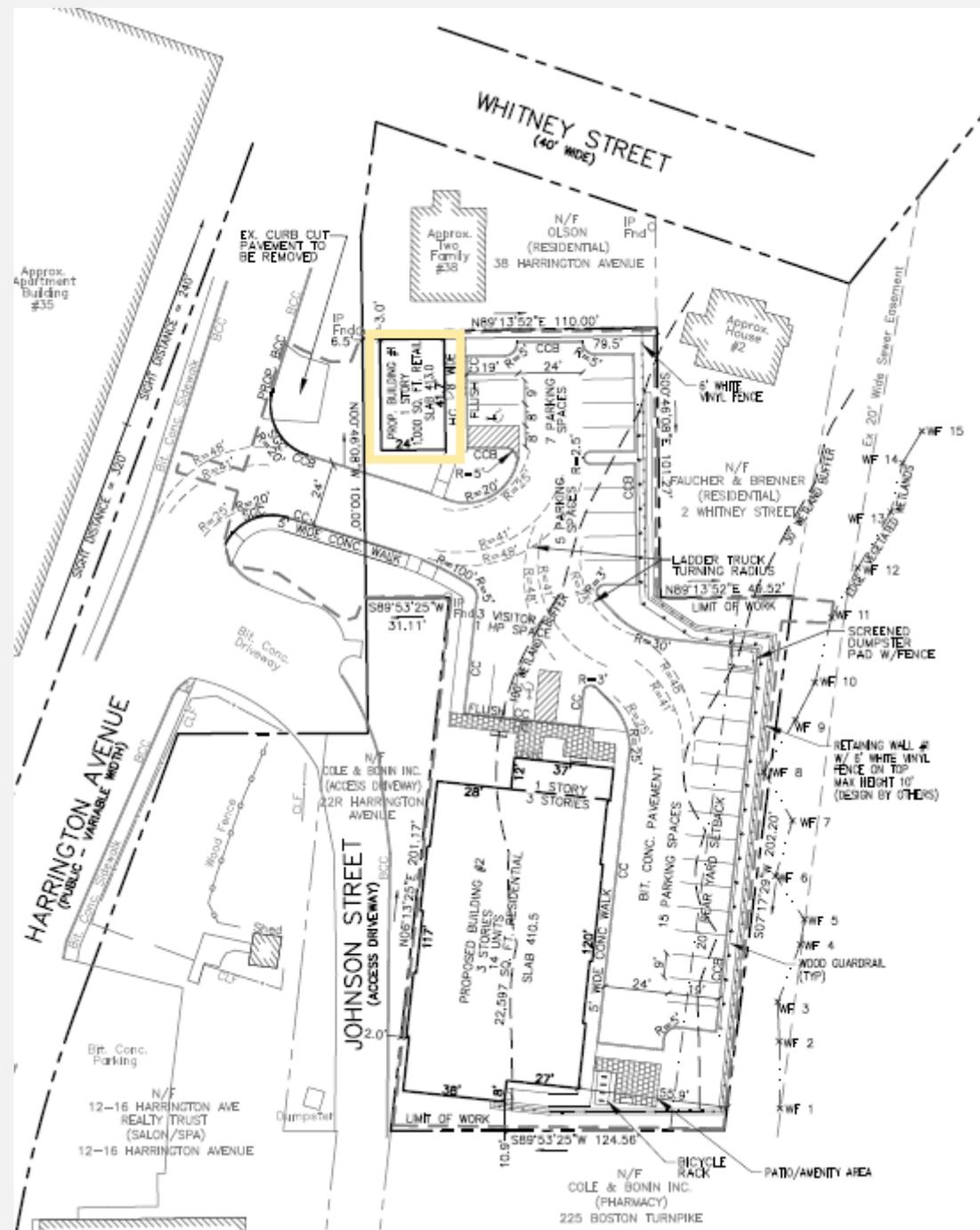
Finest Trees proposes to construct a 1,000 square foot, stand-alone building on the property for administrative operations.

There are dedicated parking spaces available on-site for the Company's staff and two (2) delivery vehicles.

No marijuana or marijuana products will be cultivated, manufactured, stored, offered for sale, or consumed on the premises.



SITE LAYOUT



- All marijuana and marijuana products delivered by Finest Trees will adhere to all Massachusetts cannabis regulations.
- All products will be obtained from a licensed Marijuana Retailer with which Finest Trees has a Delivery Agreement.
- Orders will be received by a Marijuana Retailer and transmitted to Finest Trees for delivery to permitted residential locations.
- Finest Trees will deliver only to the residence address provided and only after verification of the consumer's age and identity.
- Delivery to college dormitories and federal public housing is prohibited.
- Finest Trees will not deliver more marijuana to an individual customer than the individual possession amounts authorized by law or more than once each day.
- Each order will be packaged and labeled in accordance with the Regulations prior to transportation by Finest Trees.
- Any marijuana that is undeliverable or is refused by the customer will be transported back to the originating Marijuana Retailer and no inventory will be maintained by Finest Trees at its facility.
- Finest Trees' proposed hours of operation are Monday - Sunday from 10:00 AM – 8:00 PM.

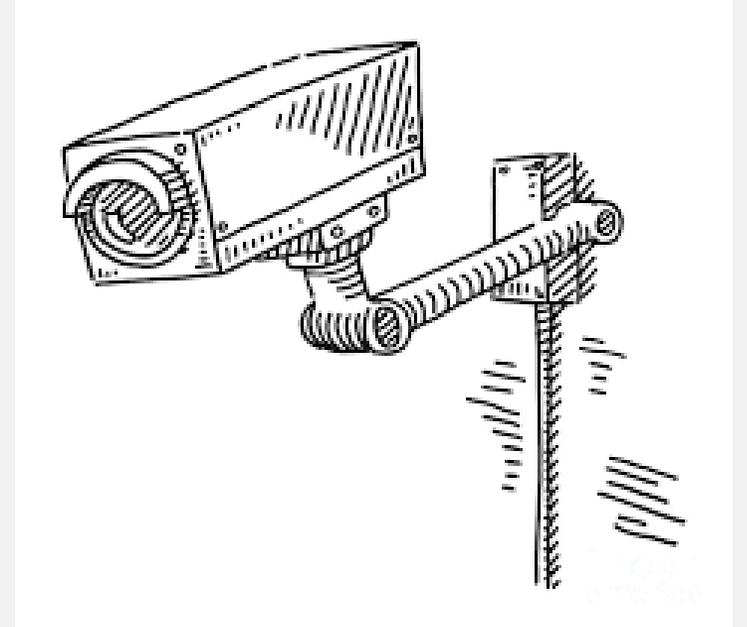
COURIER OPERATIONS

FACILITY SECURITY

Finest Trees will contract with a security company to design, implement, and monitor a comprehensive security plan to ensure that the facility is a safe and secure environment for employees, customers and the local community.

The exterior of the facility and the surrounding area will be sufficiently lit, and foliage will be minimized to ensure clear visibility of the area at all times

Finest Trees' will not be accessible to the public, and only Finest Trees registered agents and other lawful visitors (e.g. contractors, vendors) will be authorized to access to the facility, and a visitor log will be maintained in perpetuity.



VEHICLE SECURITY

Vehicle security measures to prevent and detect diversion, theft, or loss of product will include, at a minimum:

- CCC inspection and approval of each vehicle
- A security system that includes an exterior alarm
- Secure, locked storage compartments that are not easily removable to transport product and cash
- No external markings will indicate the vehicle is being used to transport or deliver marijuana.
- Secure means of communication between each vehicle and the dispatch facility
- GPS monitoring device attached to the vehicle at all times
- Video cameras in the driver and storage areas
- At least two (2) trained agents for each vehicles, with one remaining with the vehicle at all times the vehicle contains marijuana product
- Agent body cameras operational during the delivery transaction
- Any incidents or unusual discrepancies in inventory will be reported to the CCC and local law enforcement.



PREVENTING DIVERSION TO MINORS

- Finest Trees will institute a policy for the immediate dismissal of any Agent who has diverted marijuana, which shall be reported to Law Enforcement Authorities and to the CCC.
- The Company will not engage in any marketing, advertising, or branding practices that are targeted to, deemed to appeal to, or portray minors under 21 years of age.
- Finest Trees will not hire any individuals who are under the age of 21 or who have been convicted of distribution of controlled substances to minors.
- Finest Trees will not deliver any edible products that resemble a realistic or fictional human, animal, or fruit, including artistic, caricature, or cartoon renderings.
- Any marketing, advertising, and branding materials for public viewing will include, inter alia, a warning stating, “**For use only by adults 21 years of age or older. Keep out of the reach of children.**”
- Finest Trees’ website will require all online visitors to verify they are 21 years of age or older prior to accessing the website.
- All visitors to the facility must be 21 years of age or older

PREVENTING NUISANCE

- Finest Trees does not anticipate creating any nuisance to the local community, since no marijuana or marijuana products will be cultivated, manufactured, stored, offered for sale, or consumed at the facility.
- The Company will not engage in any advertising or marketing practices using radios or loudspeaker equipment, or public or private vehicles or public transportation venues.
- No marijuana will be visible from the exterior of any delivery vehicle.
- Finest Trees will work diligently to address any reasonable nuisance concerns brought to its attention by abutters, municipal officials, or other members of the community.
- The Company will not install any neon or illuminated signage that does not comply with local ordinances or is illuminated more than 30 minutes before sundown until closing

BENEFITS TO SHREWSBURY

Finest Trees LLC looks forward to working cooperatively with Town of Shrewsbury to ensure that the Company operates as a responsible, contributing member of the local community. The Town stands to benefit in various ways from Finest Trees' Marijuana Courier business, including but not limited to the following:

JOBS. A Marijuana Courier business is estimated to create approximately 5 new jobs with competitive wages and benefits, and with a preference to hire local residents and service providers.

COMMUNITY IMPACT FEES AND TAX REVENUE. A Host Community Agreement with community impact fee payments will ensure no negative fiscal impact on the Town, in addition to potential motor vehicle excise tax revenue for each Delivery vehicle.

CONVENIENT AND SAFE ACCESS. Finest Trees' home delivery operations will provide registered patients and eligible consumers 21 years of age and older with convenient and safe access to consistent, high-quality marijuana and marijuana products that are regulated and tested for cannabinoid content and contaminants.

CONTROL. In addition to the CCC, the Shrewsbury Police Department and other municipal departments would have oversight over Finest Trees' security systems and processes.

RESPONSIBILITY. Finest Trees is comprised of experienced professionals who will be thoroughly background checked and scrutinized by the CCC.

THANK YOU FOR YOUR TIME AND CONSIDERATION.
WE LOOK FORWARD TO ANSWERING ANY OF YOUR QUESTIONS

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