



Selectboard

The Wellfleet Selectboard will hold a public meeting on Tuesday, October 15, 2019 at 2:00 p.m. at the Wellfleet Town Hall Basement Hearing Room, 300 Main Street, Wellfleet, MA 02667. It is anticipated that the meeting will be recorded by the Town. Anyone else desiring to record the meeting may do so only after notifying the chair and may not interfere with the conduct of the meeting in doing so.

- I. Call meeting to order**
- II. Announcements, Open Session, and Public Comments**
- III. Discussion of Selectboard's Policy on Marijuana Establishments**
- IV. Adjournment**

Town of Wellfleet

Marijuana Host Community Agreement Policy

The applicant shall appear before the Selectboard and present their plans for operations. All materials must be received in the Town Administrator's office no later than noon on the Thursday preceding the Selectboard's Tuesday meeting **during which the application shall be considered**. The applicant ~~should~~ **must** provide the following:

Eight copies of the presentation to be given to the Selectboard
Eight copies of a site map of the property
Eight copies of a business summary of the proposed business (not to exceed four pages)

Should the Selectboard wish to proceed, the Town Administrator will be directed to negotiate a Host Community Agreement with the applicant, **the text of which** ~~finalized Host Community Agreement~~ will be brought back to the Selectboard at a subsequent meeting for **consideration**. ~~approval and signature~~. **Sb might not!**

The Selectboard will ~~consider~~ **take into account** the following when making a decision ~~on a as to approving a~~ Host Community Agreement:

Local Preference – The Town will give priority to local proprietors **and backers?** ~~from the Outer Cape~~ **First priority to Wellfleet residents with second priority to those on Outer Cape (Provincetown, Truro and Eastham).**

Year-round Business – The Town will give priority to those who commit to be open a minimum of ten months of the year.

Economic Vitality – The opportunity for jobs for local residents and the use of local residents and businesses for construction and other business needs.

Medical vs Recreational Dispensary – The Selectboard will give preference to those applicants who will dispense both medical and recreational marijuana.

- The number of Host Community Agreements that have already been entered into by the Selectboard: As of the September 24, 2018 Special Town Meeting's approval of Article 9, the Selectboard can limit the number of these commitments in the town, at their discretion. Does this apply to both Medical and recreational establishments?

- The number of other such establishments already in existence in the town and/or in the surrounding area.

- **Host Community Agreement Decision:** The Selectboard may sign a Host Community Agreement with the applicant marijuana establishments at the conclusion of this process. However, once commitments to the minimum number of Host Community Agreements with marijuana establishments assigned to the Town by the State, have already been made, the decision to sign a Host Community Agreement is solely at the discretion of the Selectboard. This was established at the September 24, 2018 Special Town Meeting when the voters approved a new General Bylaw in accordance with MGL XXXX: Article VII, Section 46. If the applicant's business plan does not sufficiently meet the priorities established by the Selectboard to some degree or if the materials submitted are not considered sufficient by the, the Board may decline to enter into a Host Community Agreement.

Can we say no at all if we have less than 3 CHAs? If, say, we've signed three or more and some drop out, leaving only two?

Once the Selectboard has signed a Host Community Agreement, permitting marijuana establishments in accordance with the Town's Zoning Bylaws is under the jurisdiction of the Zoning Board of Appeals and will require the submission of an application, fees and additional materials

Premises and uses regulated by the **Board of Health**, such as "Medical Product Manufacturer", will also require the submission of an application, fees and additional materials to be submitted to the Health Department? and? or? the Board of Health. Both?

- **Zoning Board of Appeals** - The Board of Appeals shall be the Special Permit Granting Authority (SPGA) with the authority to hear and decide all applications for special permits, except for those special permits where the

~~Planning Board is expressly designated as the SPGA. Registered Marijuana Dispensaries (medical) and Recreational Marijuana Dispensaries require a Special Permit to operate in the Town of Wellfleet. Section 8.4.2 of the Town's zoning bylaws (on Town's web site) describe the conditions the Board of Appeals will consider when making a decision on a Special Permit.~~