

Town of Wellfleet

Marijuana Host Community Agreement Policy

All applicants seeking to execute an HCA with the Town shall appear before the Selectboard and present their plans for operation of a Marijuana Establishment. All materials must be received in the Town Administrator's office no later than noon on the Thursday preceding the Selectboard's Tuesday meeting. Applicant shall verify that all managers, directors, officers, investors, and others related to the establishment are free from any disqualifying criminal convictions. All investors shall be identified in the presentation. Applicant should provide the following:

1. Eight copies of the presentation to be given to the Selectboard
2. Eight copies of a site map of the property
3. 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. A finalized Host Community Agreement will be brought back to the Selectboard at a subsequent meeting for approval and signature.

The Selectboard will consider the following when making a decision as to approving a Host Community Agreement.

- **Local** – The Town will give priority to businesses for which a majority of owners and operators include local proprietors. First priority to businesses primarily owned and operated by Wellfleet residents with second priority to those primarily owned and operated by residents of the Outer Cape (Provincetown, Truro and Eastham) and third priority to those primarily owned and operated by residents on the remainder of Cape Cod.
- **Year-round Business** – The Town requires that the business 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.

Host Community Agreement Decision: The Selectboard may sign a Host Community Agreement with marijuana establishments at the conclusion of this process, however, the decision to sign a Host Community Agreement is solely at the discretion of the Selectboard. If the applicant's business plan does not meet the priorities established by the Board or is not considered sufficient by the Selectboard, the Board may decline to enter into a Host Community Agreement.

Prior to the opening the establishment the applicant will provide the Selectboard with an update not less than once a year.

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.

Premises and uses regulated by the **Board of Health**, such as “Medical Product Manufacturer” will require further application, fees and additional materials to be submitted to the Board of Health.

Adopted by the Wellfleet Selectboard on March 24, 2020