



# MINUTES

## TOWN OF NORTON

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2019 DEC -5 P 6:53

Board / Committee: INDUSTRIAL DEVELOPMENT COMMISSION

Meeting Date: Wednesday, October 2, 2019 Time: 6:00pm

Meeting Location: 70 East Main Street, Selectmen's Meeting Room, Norton, MA

Members & Staff Present: M. Toole (chair), R. Deley (Vchair), D. Luciano, A. Kolodziejczyk, L. Parker, M. Flaherty (at 7:05pm)

Members Not Present: N/A

The meeting was called to order at 6:11pm and adjourned at 7:55pm.

Minutes from the N/A meeting were reviewed and approved as written.

### ***Meeting Motions / Actions and Summary of Discussions:***

Motion to call meeting to order

Motion: D Luciano

Second: L Parker

### **NEW BUSINESS**

Alex DePietro and David Cohen (business associate of Alex) came to speak with the IDC regarding the desire to open a marijuana dispensary in Norton. Alex currently has businesses in other spaces, namely Dunkin Donuts franchises. Alex indicated a dispensary would bring people to town and generate a great deal of reciprocal business. Alex already has many connections in the industry and has a history of giving back to the community through his Dunkin businesses. Alex and David have the structure and access to an experienced network of professionals. They are open to being off the beaten path because they feel if you build it, people will come.

There was discussion regarding current zoning and a desire to possibly expand the zoning to include commercial areas. Alex stated he had no interest in cultivation simply because that part of the business is more lucrative in warm weather climates. CBD is a base product in addition to dispensing THC. R. Deley explained we do have some bylaw

hurdles and it would likely be at least a year before we could fix the bylaws. M. Toole asked about citizen education and explained some important issues that would need to be addressed to get the needed support in town. A. Kolodziejczyk discussed branding concerns and public perception hurdles. M. Toole and R. Deley opened a discussion regarding land needs. Alex will send us 3 land possibilities for the IDC to take into consideration and recommend best option. R. Deley will reach out to Condyne to follow up on Alex's inquiry regarding the property on S. Washington Street.

#### COMMUNITY NEEDS FOR ESTABLISHING CANNABIS BUSINESS IN NORTON

We will need to go to Town Meeting for zoning changes and will need to work with Planning Board first to come to a unified approach. Discussion was around broadening the current zoning to include all Commercial. We had some discussion regarding a Host Community Agreement which had already been redlined by town counsel, but we will review other towns HCA's to consider best practices.

#### MARIJUANA BYLAWS

D. Luciano and R. Deley will try to bring recommended zoning redlines to next meeting.

#### WARRANT ARTICLES

Hold until M. Yunits can attend.

#### IDC MEMBERSHIP AND REORGANIZATION

M. Toole entertained a motion for recommendations.

R. Deley motioned for D. Luciano to be Vice Chair, M Flaherty 2<sup>nd</sup> motion

L. Parker motioned for A. Kolodziejczyk to be clerk, M Flaherty 2<sup>nd</sup> motion

D. Luciano motioned for R. Deley to be Chairperson position, L Parker 2<sup>nd</sup> motion

R. Deley will take action to update website.

R. Deley to get town emails for those members who did not have one already.

All members to send R. Deley term end dates from letters of IDC appointments.

#### BUSINESS GUIDE

All members are to send Anthony comments directly for consideration and inclusion in the Business Guide.

#### COMMERCE SURVEY

Hold until next meeting

M. Toole to send survey for all members to provide individual feedback.

#### ZONING DEMONSTRATION AND REVIEW

Hold for future meeting

#### MISC

D. Luciano to reach out to D. Heaney to follow up on old meeting minutes.

Next meeting scheduled October 30, 2019 at 6:30pm.

Motion to adjourn

Motion: M. Flaherty

Second: L Parker

Minutes respectfully submitted by: Randy

Minutes approved by the Board or Commission on: 12/4/19

Chairman Signature: Randy