

**TOWN OF WEBSTER  
BOARD OF SELECTMEN  
DONALD BOURQUE, CHAIRMAN  
MARK DOWGIEWICZ, VICE CHAIRMAN  
ANDREW JOLDA  
WILLIAM STARZEC  
RANDALL BECKER**

A Board of Selectmen's Meeting was held in the Selectmen's Meeting Room at the Town Hall on Tuesday, September 1, 2015. Chairman Bourque called the meeting to order at 6:06 p.m.

**Attendance:** Randall Becker, William Starzec, Andrew Jolda, Mark Dowgiewicz, Don Bourque

**Pledge of Allegiance:** Chairman Bourque led the Selectmen in the Pledge of Allegiance.

**Debilitating Medical Condition Treatment Center - Brian Lees - Cultivation Proposal**

Brian Lees thanked the Board for inviting him back. Mr. Lees stated he sent over a draft Community Benefit Agreement. Selectman Dowgiewicz stated the Board did receive the information. Mr. Lees stated he used the Host Agreement from Amesbury as a guide when drafting the one for Webster. He stated the Community Benefit Agreement would provide the Town with \$50,000 per year and also \$5,000 yearly to local charities. Ms. Regis stated she contacted Amesbury and Plymouth to get copies of their Host Agreements. She stated she made some changes to Mr. Lees' proposed Community Benefit Agreement. She went through the changes she made. Mr. Lees stated his Board would have to approve any changes the Town made to the original proposed agreement. Mr. Lees stated they would not be making money the first year. He said they would be growing their company. Chairman Bourque stated he is looking at this as a positive thing coming into Webster. Selectman Starzec asked if there was a violation of this agreement what action the Town could take. Ms. Regis stated she took some language from Plymouth and added it to the amended agreement. Selectman Starzec stated the Board is looking to protect the Town. He stated he would like to open negotiations back up after the 3<sup>rd</sup> or 4<sup>th</sup> year. Selectman Becker stated he agreed with Selectman Starzec. He stated the Town should ask for more money. He stated by year three the Town should be receiving more. He stated he would also like a percentage to go to charities not just a flat fee. He stated this agreement between the Town and DMCTC needs to come full circle. Mr. Lees stated they looked at different host agreements. He stated the Board needed to look at dynamics. He stated they will only be doing cultivation in Webster not distributing. He stated other Towns that are receiving more money have different circumstances. He stated they have already spent a lot of money. Chairman Bourque stated \$50,000 is not an exorbitant amount of money. He stated the Board wants this to be successful. He stated there needed to be some give and take. Mr. Lees stated everything is negotiable. Selectman Becker suggested that years one through three the Town would receive \$50,000, in year four the Town would receive \$75,000 and in year five the Town would receive \$100,000 with a reopener after year five. Selectman Starzec stated he suggested having \$25,000 as a base and 2% gross for three to four years then a reopener. Ms. Regis stated having a percentage would be very difficult to rely on when trying to balance a budget. She stated she would prefer if the Town would have a set amount. Selectman Becker stated he would also suggest increasing the amount of money local charities receive each year to \$7,500. Mr. Lees stated he is not sure when profits will be positive. He stated it all depends on the State's approval. Chairman Bourque stated the Town requiring a payment within thirty days would be tough on a new company. He suggested looking at changing it to ninety days. Mr. Lees stated they need to pay rent and pay for equipment which will take time. Selectman Becker stated he would recommend the first payment be made thirty days after DMCTC commences sales at its dispensing location.

**Motion:** made by Selectman Becker, seconded by Selectman Starzec to amend clause one of the proposed Host Agreement between the Town of Webster and DMCTC to reflect the payments of \$50,000 for years one and two, \$75,000 for year three and \$100,000 for year four which will commence thirty days after DMCTC commences sales at its dispensing location. Year five will open up to negotiations. Clause four will be changed to \$7,500 annually for local charities.

**Vote:** Selectman Becker – yes, Selectman Starzec - yes, Selectman Jolda – yes, Selectman Dowgiewicz – yes and Chairman Bourque - yes.

**Motion:** made by Selectman Starzec, seconded by Selectman Jolda to approve writing a letter of support for DMCTC for a cultivation growing facility located at 30 Worcester Road contingent upon the approval of the amended Host Agreement.

**Vote:** **Selectman Becker – yes, Selectman Starzec - yes, Selectman Jolda – yes, Selectman Dowgiewicz – yes and Chairman Bourque - yes.**

### **Adjournment**

**Motion:** made by Selectman Jolda, seconded by Selectman Starzec to adjourn the meeting at 6:48 p.m.

**Vote:** **Selectman Starzec - yes, Selectman Jolda – yes, Selectman Dowgiewicz – yes and Chairman Bourque - yes.**

Respectfully submitted,  
Courtney M. Friedland  
Executive Secretary