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HOST COMMUNITY AGREEMENT ADVISORY GROUP RECOMMENDATION

DATE: July 7, 2020

TO: Mayor Ruthanne Fuller

FROM: Host Community Agreement Advisory Group

**SUBJECT: Host Community Agreement Recommendation
Curaleaf Processing, Inc. 241 Riverview Avenue**

Executive Summary

Curaleaf Processing Inc. ("Curaleaf") is seeking a Host Community Agreement to establish a marijuana research facility (the "Facility") at 241 Riverview Avenue (the "Site"). The Site is located within the Manufacturing zoning district in Auburndale. A Marijuana research facility is an allowed use in manufacturing zones; Curaleaf will require a special permit from the City Council to establish the Facility. The Host Community Agreement Advisory Group (the "Advisory Group") met with Curaleaf on May 5, 2020.

Curaleaf features a management team with experience in marijuana research and development with appropriate public health, community relations, and sustainability philosophies. As a research facility, there will be no sale of marijuana or marijuana related products on Site. The Site is adjacent to similar manufacturing and office uses and has ample on-site parking. Detailed below are the specific criteria reviewed as part of the Advisory Group's due diligence function.



241 Riverview Avenue

CRITERIA FOR CONSIDERATION:

- I. Security – *Whether there is a sufficient commitment to public safety and a sufficient plan for controlling access to areas with marijuana and preventing sales to underage populations, and other similar factors.*

Curaleaf is seeking to establish a marijuana research facility on Site. As such, there will be no sale of marijuana or marijuana related products. Furthermore, all products produced or used by the Facility will be disposed of as waste in accordance with local and state regulations. Nevertheless, Curaleaf is committed to developing a comprehensive security plan including radio frequency Identification, interior and exterior closed-circuit television systems, and ongoing security and safety training. The Facility will also employ a “Track and Trace” program for inventory management to ensure a clear chain of custody. Due to the nature of the use, all research will be conducted by agents 21 years or older and all agents will be required to agree to a zero-tolerance anti-diversion policy; any attempt at diversion will result in identification to local authorities and immediate termination.

- II. Public Health – *Whether there is a commitment to help monitor and mitigate health impacts to the neighborhood and to Newton’s youth and adult populations, assistance with local substance abuse prevention programming, and other similar factors.*

Curaleaf believes that Facility will not directly affect public health due to the nature of the Facility. However, Curaleaf states that they are committed to working with the City of Newton Health and Human Services Department to monitor and mitigate health impacts to the City including, but not limited to: funding community-based cannabis research programs measuring the impact of cannabis sale and use within Newton and volunteering with the City of Newton Path Program.

- III. Community Relations – *What are the plans for community outreach and addressing community concerns, experience with the Newton community, and other similar factors.*

Robert Winnicki, Senior Vice President of Research and Development, will serve as Curaleaf’s Community Relations Officer. Mr. Winnicki, along with other executives of Curaleaf, is a Newton resident. Curaleaf will establish a dedicated phone line for any concerns regarding operation of the Facility and has committed to working with City staff, residents, and local businesses. Curaleaf will also participate in the Newton-Needham Regional Chamber of Commerce, make annual donations to Newton-based charities, and partner with the Veterans Cannabis Project and the Massachusetts Fallen Heroes.

IV. Experience – *What are the professional experiences and qualifications of the management team and other similar factors.*

Mr. Robert Winnicki is a Senior Vice President of Research and Development with over 20 years of experience in pharmaceutical manufacturing, process development, product formulation, and drug discovery. Mr. Winnicki founded the first cannabis testing laboratory in the state of Colorado. Mr. Winnicki has been with Curaleaf since 2015.

Mr. Andrew Lux is a Manager of Process Research and Development with nearly ten years of research extension in the Biological Sciences, along with analytical bioprocessing.

Mr. Jessie Kater is a Senior Vice President of Manufacturing with over 15 years of experience in product development and commercialization across defense, pharmaceutical, and cannabis markets. Mr. Kater is the co-founder of the first cannabis contract research organization on the West Coast.

Curaleaf also has access to a four-member medical advisory board including members affiliated with the Duke Cancer Institute, the Abramson Cancer Center of the University of Pennsylvania, and the National Institute of Drug Abuse.

V. Sustainability – *What are the proposed sustainable and renewable energy practices, and other similar factors.*

Curaleaf will renovate an existing structure previously used as a life sciences/lab building. The structure will be upgraded to fit Curaleaf’s needs with systems that will ensure that no contaminants leave the facility through water or air. Curaleaf will purchase Massachusetts Renewable Energy Certificates and will supply the City with records quarterly or sooner upon request. Curaleaf will also conduct an energy audit of the structure and will modify the structure to be consistent with sustainable and renewable energy practices of research and development facilities.

VI. Equity – *What are the qualifications of the Applicant under state Economic Empowerment and/or Social Equity programs.*

Curaleaf does not qualify under the State of Massachusetts’s Economic Empowerment or Social Equity programs. However, Curaleaf is committed to participating in diversity-oriented outreach programs and will participate in sponsored events with community organizations in areas of disproportionate impact. Curaleaf will develop workplace equity by mentoring historically underrepresented populations through networking with underrepresented groups to understand the barriers that promote and prevent equity in

the workplace, develop unconscious bias training for all agents, recruit qualified diverse individuals and work with minority owned suppliers and vendors, and advertise open positions in areas of disproportionate impact.

- VII. Economic Value – *What is the amount of additional economic value the business would bring to Newton, e.g., new jobs, additional local tax revenue, increased property value, commitment to diverse and local hiring, commitment to use of local businesses for construction, supplies, product, and other business needs, openness to long-term community impact fees, and other similar factors.*

If Curaleaf obtains a Host Community Agreement and a special permit from the City Council, Curaleaf will establish one of the first marijuana research facilities in Massachusetts. Curaleaf will be retrofitting the existing building and will have 13 full-time employees.

- VIII. Context – *Whether the proposed facility is not clearly inappropriate in terms of location, operations as well as transportation, traffic and parking, with those final decisions reserved for the City Council during the Special Permit process.*

The Site is located on Riverview Avenue in the Manufacturing zoning district in Auburndale. The immediate area consists of office and manufacturing uses as well as the City of Newton Transfer Station. The Site consists of an approximately 25,000 square foot and is improved with a two-story commercial structure constructed circa 1950 and an accessory parking facility. The structure was most recently used as a life science use and will require modifications. A marijuana research facility is not subject to any buffer restrictions per the City of Newton Zoning Ordinance (the “Ordinance”). However, a Host Community Agreement was issued for a marijuana retailer at 131 Rumford Avenue, less than a half mile from the Site.

The Site contains 45 parking stalls, exceeding the amount required by the Ordinance. The parking area appears to have adequate drive aisles, and two loading areas; the parking facility also includes two accessible parking stalls. Given the previous use of the Site as a life science/lab use and the low number of employees on Site, the parking facility appears to be adequate. If Curaleaf progresses to a special permit petition, the access to and the circulation within the Site will be examined in more detail.

RECOMMENDATION:

Curaleaf has extensive experience in research and development and would be establishing one of the first marijuana research facilities in Massachusetts. The Site is located in an area with similar uses and does not present any immediate transportation concerns. Curaleaf has also committed to diversity in hiring and has submitted an example of a plan to positively impact communities of disproportionate impact. Based on this preliminary analysis, the Advisory Group recommends moving forward with a provisional host community agreement with Curaleaf.