

**SAUGUS BOARD of SELECTMEN**  
**Meeting - December 12, 2023**  
**7:00 p.m.**

*This meeting is being recorded.*

Page 1 of 8

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Chairman Panetta opened the meeting at 7:00 p.m. Also Present, Selectman Anthony Cogliano, Michael Serino and Corinne Riley. Absent Vice Chair Jeffrey Cicolini due to a conflict of interest and Town Manager Scott Crabtree.

Selectman Cogliano: "I filed three disclosures in the town clerk's office today. Owner of Bostica, Mr. Raymond Falite, is a friend; Mr. Medi Mirnasiri, 173 Main St. Saugus, MA and I have been friends for many years, and I also purchased a car from him. Regarding Triple M who is leasing a building from Mr. Sal Palumbo. I was employed by him in 2014, and we are still friends today. I also have a personal friendship with Pat Russolillo, who is the director of security at Northeastcann."

Selectman Serino made an opening statement: "In a state-wide 2016 election, the voters of Saugus rejected the sale of retail marijuana: 53% NO to 47% YES, by approximately 1,000 votes. Furthermore, the sale of retail recreational marijuana is not bringing in significant sales tax revenue to communities that some have predicted it would."

- *Attached to the minutes are (3) documents Selectman Serino read at the meeting.*
- *He obtained the documents from the Massachusetts Department of Revenue.*

Chairman Panetta: "Tonight's meeting is strictly on the seven public hearings relating to the sale of retail marijuana dispensaries in Saugus." Selectman Cicolini is not present due to a conflict of interest and will not be participating in the public hearings. The Selectmen grant the S-2 special permits. We base our decision on the best location, traffic, neighborhood impact, access/egress, proximity to schools, parking, and queuing, as required by the Saugus zoning by-laws. Once we vote for the S2 permit, it is then up to the town manager to grant a Host Community Agreement with the applicant.

This process requires four (4) votes from the Board of Selectmen for approval. With just four members present, an applicant will need a unanimous vote. Chairman Panetta asked Board members if they would like to say a few opening remarks. Other Board members had no further comments.

Chairman Panetta explained that the Board continued the public hearings to October 10, 2023, However, the abutters were not notified. Another hearing was to be held on November 14, 2023, but was not posted because there were not enough board members to vote, so we are here tonight with the full intention of taking a vote this evening.

**BROADWAY CANNABIS, 1268 BROADWAY, SAUGUS, MA 01906**

Selectman Serino made a motion to take the Broadway Cannabis application, 1268 Broadway, Saugus, MA off the table. Motion passes 4-0.

An application was submitted for an S-2 permit from Broadway Cannabis, 1268 Broadway, Saugus, Ma, for a retail marijuana dispensary under the Saugus zoning bylaws. (This location was formerly Out of Asia). Mr. Geoffrey Reisinger, Boston, MA addressed the board and explained that the business would be on the first floor which was formerly leased to a church.

Chairman Panetta asked if there was anyone who would like to speak in favor or in opposition. Seeing none, Selectman Serino made the motion to open the public hearing, Chair seconds, all in favor, motion passes 4-0. Selectman Serino: "The petitioner did not include all the information requested from the MERC committee, the property abuts twenty-five residences, and is close to Kappy's Liquor where there is a recreational marijuana retail establishment already in operation. Selectman Serino made a motion to deny the application. Chair seconds: Roll Call Vote: Selectman Cogliano NO; Selectman Riley YES \*; Selectman Serino YES; Chairman Panetta YES; Motion failed 3-1.

*\* Amended to NO vote later in the meeting.*

**BOSTICA, 44 BROADWAY, UNIT A, SAUGUS, MA 01906**

Selectman Serino made a motion to take the Bostica application, 44 Broadway, Unit A, Saugus, MA off the table. Motion passes 4-0.

An application was submitted for an S-2 permit for Bostica, 44 Broadway, Unit A, Saugus, MA for a retail marijuana dispensary under the Saugus zoning by-laws. (This location was formerly Oyes Restaurant). Selectman Serino made the motion to open the public hearing. Chair seconds, motion passes 4-0.

Mr. Johathan Capano, 9 Herman Road, Lynn, MA, submitted materials to the Board because of a change to their application due to new regulations enacted on October 27, 2023.

Chairman Panetta asked if the Board had any questions. Selectman Cogliano asked if the Grove facility was up for post final license inspections. The applicant stated there was a final license inspection on Monday, December 18, 2023. Selectman Cogliano asked how many parking spaces were available and was told roughly seventy to seventy-five, with the ability to expand upon existing land owned by the current owner along with a requirement for additional fencing.

Chairman Panetta asked if there were any further questions from Board members. Seeing none, anyone in the audience who would like to speak in favor or opposition to this



application? Mr. Valerio Romano, 34 Elm Street, Cohasset, MA. "I am not for or against, but this is not clear cut."

Selectman Serino made a motion to close the public hearing, Chair seconds, motion passes 4-0.

Selectman Cogliano made a motion to approve the request of Bostica for the S-2 permit to be located at 44 Broadway, Unit A, Saugus, MA, for a retail marijuana dispensary, under the Saugus zoning by-laws.

Selectman Cogliano: "They have the most parking along with two curb cuts, and as we are voting on location, this is a better location." Motion seconded by the Chair, all in favor? Selectman Riley agreed with Selectman Cogliano, because voting on location would be a plus when the petitioner was also the producer.

Selectman Serino: "The applicant has no experience in the retail business which was also a comment from the MERC committee. The applicant is still awaiting final approval for a retail operation. The location abuts about twenty residences on that street. I cannot support this application.

The Chair asked if there were any other comments from Board members? Seeing none, the Chair asked for a roll-call vote on Selectman Cogliano's motion to approve the S-2 permit. Cogliano YES; Riley YES; Serino NO; Chairman Panetta NO. Motion fails 2-2.

\* Selectman Riley said that "in regard to the last public hearing on Broadway Cannabis, she believes she voted wrong. She wanted to vote YES to deny and NO to the application, because of the location of the Out of Asia building to the neighborhood." She requested an amendment to her vote which will be noted in the minutes.

#### **NORTHEASTCANN, INC, 1529 BROADWAY, SAUGUS, MA 01906**

Selectman Serino made a motion to take the application of Northeastcann, Inc., 1529 Broadway, off the table. Motion seconded by the Chair. Motion passes 4-0.

Chairman Panetta stated "the third application is Northeastcann, Inc, requesting an S-2 permit for a retail marijuana dispensary under the Saugus zoning by-laws. (The location is the current Avalon Motel).

Selectman Serino made a motion to take up the application for a public hearing. Motion passes 4-0. Mr. Gabriel T. Ruz Jr and Nicholas Gomes represented Northeastcann, Inc. and gave a presentation to the Board regarding their proposal.

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Chairman Panetta asked if anyone in the audience would like to speak in favor or opposed to this application. Seeing none, Selectman Serino made a motion to close the public hearing. Second by the Chair. Motion passes 4-0.

Selectman Riley stated that the proposal for the site is better than what is presently at that location. Selectman Serino stated that it was a difficult site to get into, as his vehicle was almost hit in the rear when attempting to turn into the driveway.

Selectman Riley made a motion to approve an S-2 permit to Northeastcann, Inc to operate a retail marijuana dispensary under the Saugus zoning by-laws. Chair seconds, any further discussion, seeing none, Roll Call Vote: Selectman Cogliano YES; Selectman Riley YES; Selectman Serino NO; Chairman Panetta NO. The motion to grant the S-2 permit failed 2-2.

#### **OLD WORLD REMEDIES, 173 MAIN ST, SAUGUS, MA 01906**

Selectman Serino made the motion to take Old World Remedies, 173 Main Street, off the table. Chair seconds: all in favor, Motion passes 4-0.

An application was submitted for an S-2 permit for Old World Remedies, 173 Main Street, Saugus, Ma requesting a retail marijuana dispensary under the Saugus zoning by-laws. (Auto Excellence location)

Mr. Alan Rothenburg, 1 Longfellow Place, Boston, MA, addressed the Board. Chairman Panetta asked if Board members had any questions. Selectman Cogliano inquired about revenue and stated: "This business is number one, and the most experienced and the location has an off ramp."

Selectman Serino asked how many businesses are in Lynn. He was told seven. Selectman Serino stated: "Lynn received approximately \$325,000.00 in sales tax revenue in 2022. Therefore, seven establishments receiving approximately \$50,000.00 each per year which is not much revenue."

Chairman Panetta asked if the Board they had any more questions, seeing none, she asked if anyone in the audience would like to speak in favor or opposed to this application? Seeing none, Selectman Serino made a motion to close the public hearing, chair seconds, all in favor? Motion passes 4-0.

Selectman Serino made the motion to deny the request based on the challenge to entering and exiting the site and the Saugus High School is located within 1,000 feet. The applicant stated that they are located over 1,000 feet from the high school.



Chairman Panetta seconded the motion and asked if there were any further comments from board members. Seeing none, Roll Call Vote: Cogliano NO; Riley YES; Serino YES; Chairman Panetta YES. Motion to deny the application 3-1.

Selectman Cogliano requested a two-minute recess. Chair seconds, Motion passes 4-0.

**TRIPLE M VENTURES, 1393 BROADWAY, SAUGUS, MA 01906**

Selectman Serino made the motion to take Triple M Ventures off the table, Chair seconds. Motion passes 4-0.

Application was requested for an S-2 permit to Triple M. Ventures, 1393 Broadway, Saugus, MA for a retail marijuana dispensary under the Saugus zoning by-laws. (Formerly All Tune & Lube location)

Ms. Lianne Ankner, 226 Beacon Street, Boston, Co-founder of Triple M Ventures stated "that in the MERC report Triple M Ventures received almost a perfect score, but the location was a concerned based on parking requirements. They were granted thirty parking spaces, and it is acceptable to use two lots for parking. She also stated that they had six years of experience in the business.

Selectman Cogliano stated, "I toured the facility, but I was not allowed to ask questions to the town manager or the members of the MERC committee who authored the report. One question I have is why only two licenses could be granted instead of three? Chairman Panetta stated that perhaps they wanted to see how two would work out. Selectman Cogliano stated "If applicants are denied, they have to wait two more years to re-apply."

Chairman Panetta asked if there were any more questions. Selectman Serino stated "that Ms. Anker is stating that her calculations is based on a CMR state regulation." She affirmed that and stated that "you cannot walk across Route One." However, Selectman Serino pointed out that Saugus's zoning by-laws is measured from the shortest distance in which he feels their location would fall within the 1,000 feet of a school, along with the fact that the towns zoning by-laws supersede any CMR regulation.

The applicant then offered her request to withdraw the application without prejudice. Selectman Serino offered the motion to allow the applicant to withdraw without prejudice. The Chair second the motion. Roll Call Vote: Cogliano YES; Riley YES; Serino NO; Chairman Panetta NO. Motion to withdraw was denied 2-2.

Selectman Cogliano made the motion to grant the request for an S-2 permit for Triple M Ventures. The Chair asked if there was any further discussion from the Board. Seeing none, would anyone in the audience like to speak in favor or opposed to this application.

Mr. Pasquale Russoliol asked if other applicants would have the opportunity to withdraw. Selectman Serino said that they did not ask to withdraw. Mr. Russoliol stated that all applicants should have been given the same opportunity.

Selectman Cogliano stated that this applicant scored number three and questioned why three licenses would not work and the applicant was not allowed to withdraw without prejudice since Selectman Serino and Chairman Panetta voted NO.

Selectman Cogliano made a motion to approve the request for an S-2 permit. The Chair second the motion. Roll Call Vote: Cogliano YES; Riley YES; Serino NO; Chairman Panetta NO. Motion was denied 2-2.

**SANCTUARY MEDICALS, 181 BROADWAY, SAUGUS, MA 01906**

Selectman Serino made a motion to take Sanctuary Medicinals off the table. Chair seconds. Motion passes 4-0.

The applicant is requesting an S-2 permit for a retail marijuana dispensary under the Saugus zoning by-laws. (Formerly 99 Restaurant location)

Mr. James Alex, 1 Sir Village Manchester by the Sea, addressed the Board. He is both co-founder and a partner of Sanctuary Medicinals. The Chair asked the Board if they had any questions. Selectman Cogliano stated "I toured the Grove facility, found an impeccable operation and thought this business would be a fine addition to the town."

The Chair asked if any Board member would like to ask a question. Seeing none, she asked if anyone in the audience would like to speak in favor or opposition to the application. Mr. Ruossolillo asked what is the difference between control lanes which was in the report submitted by the Saugus Police Chief and Fire Chief?

Selectman Cogliano made a motion to close the public hearing. Second by the Chair. Motion to close the hearing passes 4-0.

Selectman Cogliano made a motion to approve an S-2 permit for Sanctuary Medicinals, 180 Broadway, Saugus, MA, for a retail marijuana dispensary under the Saugus zoning by-laws. Chair seconds the motion. Roll Call Vote: Cogliano YES; Riley YES; Serino YES; Chairman Panetta YES. Motion passes 4-0.

Chairman Panetta congratulated the petitioner and stated he would now be working with the Town Manager on the host community agreement and then the State Cannabis Control Commission to issue the license.



**UMA FLOWERS 24 BROADWAY, SAUGUS, MA 01906**

Selectman Serino made a motion to take UMA Flowers off the table. Chairs seconds.  
Motion passes 4-0.

An application from UMA Flowers, 24 Broadway, Saugus, MA for an S-2 special permit for a retail marijuana dispensary under the Saugus zoning by-laws.  
(Last lot on Route 1 north, abutting Lynnfield)

Selectman Serino made a motion to take the application off the table. Chair seconds.  
Motion passes 4-0.

Attorney Valerio Romano, 34 Elm Street, Cohasset addressed the Board along with Priyanka and Taja Patel, 2 Tarbell Street, Pepperell, MA 01463, founders of Uma Flowers.

Attorney Romano presented an update on their application. Their Lunenberg facility is now open. They now have two licensed retail marijuana dispensaries in MA which are licensed by the Massachusetts Cannabis Control Commission.

Because of a concern about our site plan, a different updated plan was submitted, which is almost identical to the first plan. There was some confusion regarding parking. We now have thirty-seven total. Twenty-six on site and some additional parking next door brings the total up to thirty-seven parking spaces with no curb cuts.

Attorney Roman stated that Bostica is located within 1,000 feet of us. We contacted them several months ago to bring us together with no follow-up. We still would be happy to collaborate with them and have a wholesale agreement.

Chairman Panetta asked if Board members had any questions, seeing none, she asked if there was anyone in the audience who would like to speak in favor or opposed to this application? Mr. Russoliol stated his concerns. Chairman Panetta stated that UMA Flowers scored a perfect score. The Selectmen are responsible for determining the best location.

Selectman Serino made the motion to close the hearing. Chair seconds the motion.  
Motion passes 4-0.

Selectman Serino made the motion to approve UMA Flowers for an S-2 permit. He stated "they have considerable experience, and the property abuts the Lynnfield line. Considering the fact that Lynnfield, Peabody, Danvers and Wakefield do not sell retail

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recreational marijuana, there is an opportunity to capture customers from those surrounding communities.

Selectman Serino further stated, "the property is now being taxed as residential even though it is zoned commercial which is double the residential tax rate. Therefore, the Town would receive more property tax revenue, along with new growth and building permit revenue from the construction of a new building. I support the special permit for UMA Flowers."

Chairman Panetta seconded Selectman Serino's motion. Selectman Riley agreed with Selectman Serino. She stated, "Any additional revenue that could be brought in would help the town."

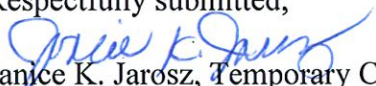
Roll Call Vote: Selectman Cogliano NO; Selectman Riley YES; Selectman Serino YES Chairman Panetta YES. Uma Flowers application for an S-2 permit was denied (3-1), as four votes are required for a special S-2 permit.

Selectman Cogliano: "I would like to give my reasons for opposition to Uma Flowers. We had a location that was vertically integrated, and we voted no on that applicant. Uma Flowers is not vertically integrated, and I do not believe it was the top three locations for this. We had much better locations. This is the reason I voted no. I did bring this here to generate revenue for the town, but I am not going to be boxed in on a vote."

Selectman Serino made a motion to adjourn. The Chair seconds. Motion passes 4-0.

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

  
Janice K. Jarosz, Temporary Clerk

Michael J. Serino March 6, 2024

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