

**COMMITTEE ON SPECIAL PERMITS**  
**SEPTEMBER 10, 2018 at 6:40 p.m.**  
**WOBURN CITY HALL**  
**COMMITTEE ROOM**

Voting members present: Chairman Richard Gately, Alderman Edward Tedesco, Alderman Mark Gaffney, Alderman Joanne Campbell, and Alderman Darlene Mercer-Bruen

Non-voting members present: Alderman Lindsay Higgins, Alderman Michael Anderson, President Richard Haggerty, and Alderman Michael Concannon

**Sanctuary Medicinals Inc. for a special permit to allow for 1. A Medicinal Marijuana Treatment Center, and 2. Reduction in required parking at 130 Commerce Way:** Appearing for the petitioner were Attorney Mark Salvati, 10 Cedar Street, Woburn, MA; Jason Sidman, Sanctuary Medicinals Inc., 234 Taylor Street, Littleton MA, and Sam Ganglani, Ganglani Properties LLC, 130 Commerce Way, Woburn, MA. Attorney Salvati presented a new plan of record with an engineer's stamp dated September 6, 2018. Motion made by Alderman Tedesco and seconded by Alderman Campbell to receive the new plan offered by Attorney Salvati and make it part of the permanent record. Attorney Salvati said the new plan includes four new parking spaces. He said any parking space marked with an "S" on the plan indicates the space is exclusive to Sanctuary Medicinals. He said the spaces were added close to the entrance for Sanctuary Medicinals. He said his client has an agreement with the landlord that no deliveries by tractor-trailer will be made after 10 a.m. He said that agreement will resolve any problems with the parking spaces near the loading dock. He said another component of the agreement with the landlord for the exclusive use of 20 parking spaces. Attorney Salvati said hours of operation will be from 10 a.m. to 9 p.m., Monday-Saturday, and 11 a.m. to 7 p.m. on Sunday. Attorney Salvati submitted a draft list of proposed conditions, along with a copy of the proposed agreement between Mr. Ganglani and Mr. Sidman. Motion made by Alderman Mercer-Bruen and seconded by Alderman Campbell to receive both documents and make them part of the permanent record; approved, 5-0. Mr. Sidman said there is a requirement under the host community agreement to donate 1 percent of gross sales to local charities. Alderman Campbell asked who would administer the funding. President Haggerty said the council could create a board to oversee the funding. Alderman Concannon asked if the council has the authority to create a board. Alderman Tedesco said Burlington left it up to the company to disburse the charitable funds at its reasonable discretion. Mr. Sidman said that is the procedure in most cases. Alderman Campbell asked if the council can send a communication to the mayor indicating the council's preference to let the petitioner disburse the charitable funding. Attorney Salvati said the council cannot make that a condition of the special permit. Motion made by Alderman Tedesco and seconded by Alderman Campbell that the council send a communication to the mayor that the City Council prefers to have the disbursement of charitable funding required under the host community agreement to be placed under the reasonable direction of Sanctuary Medicinals Inc., and requests the mayor's office to change accordingly the agreement with Sanctuary Medicinals Inc.; approved, 5-0. Chairman Gately asked Mr. Ganglani if he intends to rent out a small space in the building to another tenant. Mr. Ganglani said he has no plans to rent the space or expand in the next 10 years. Chairman Gately said the last time he asked someone that, he was lied to. Mr.

Ganglani said he built the building with his brothers who have since passed away and now he is the sole owner of the property. Alderman Mercer-Bruen thanked the owner for coming to the committee meeting and thanked Attorney Salvati for submitting a list of conditions. Alderman Mercer-Bruen said she believes the business is going to be good. She said there will be a lot of people watching the business. Chairman Gately said he has a big concern about drivers taking a left out of the parking lot. Attorney Salvati suggested erecting a right turn only sign. He said left turns are a problem at 5 p.m., but not as much of a problem at 1 or 2 p.m. He said the left turn prohibition is unenforceable. He said the roadway was designed to allow left turns. Alderman Concannon agreed if the state didn't want drivers to take that left, the intersection would not have been designed the way it is. He said there have been several opportunities to extend that island and no one has ever done it. President Haggerty asked what the logic is of banning tractor-trailers after 10 a.m. He said he is more concerned about the implications of the business on traffic in the area. He said he is primarily concerned about an increase in traffic in the mornings and late afternoons. Alderman Mercer-Bruen said the ban on tractor-trailers after 10 a.m. was proposed due to concerns about pedestrian traffic. Mr. Ganglani said historically truckers will deliver their load early in the morning and use the rest of the day to fill their trailer so they can leave in the afternoon. Alderman Gately asked what happens to any extra product and if it is disposed of in the dumpster. Mr. Sidman said any leftover product must be returned to the cultivation site. He said it does not go into a dumpster. He said every state handles the waste component the same way. Alderman Anderson asked if the vehicles that transport the superfluous product have and special security devices or locks. Mr. Sidman said all the transport vehicles are inspected by the Dept. of Public Health. Chairman Gately asked if there will be any armed security inside the medical marijuana shop. Mr. Sidman replied there will be a security person, but he cannot be armed. Motion made by Alderman Mercer-Bruen and seconded by Alderman Tedesco that the petition "ought to pass." Alderman Tedesco said condition #5 on Attorney Salvati's proposed list of conditions should reflect the plan dated September 6, 2018. Alderman Campbell said she will support the petition if the proposed changes to the wording of the host community agreement are accepted. Motion made by Alderman Tedesco and seconded by Alderman Mercer-Bruen to add the phrase "incoming or out-going" to condition #3 on Attorney Salvati's proposed list on conditions; approved, 5-0. Motion made by Chairman Gately and seconded by Alderman Campbell to add condition #12 stating "Signage shall be installed indicating there is a right turn only from the parking lot onto Presidential Way;" approved, 5-0. Attorney Salvati asked if the council will furnish him and his client with a copy of the addendum to the host community agreement requested from the mayor. Motion to approve the petition, as amended; approved, 5-0, with the following conditions, as amended: 1. The hours of operation shall be 10 a.m. to 9 p.m., Monday-Saturday; and 11 a.m. to 7 p.m. on Sunday; 2. The snow storage shall be as shown on the plan and if said snow storage area is inadequate for any particular storm, shall be removed off-site; 3. That any deliveries, incoming or outgoing, via tractor-trailer at the site for both tenants shall only be allowed between 7 a.m. and 10 a.m.; 4. If the current tenant using the remainder of the building shall cease to use all or part of the building at any time, the petitioner shall inform the Council and the Special Permit shall be reviewed to determine if any changes are required for parking or deliveries; 5. The overhead door and lock with the four spaces in front shall no longer be utilized, as shown on the plan of record dated September 6, 2018; 6. That the Planning Board proposed conditions dated 1-4, dated August 9, 2018, be incorporated and adopted into this decision but the site plan of record shall have the date of September 6, 2018; 7. The special permit shall be for medicinal marijuana only; 8. The

lot shall be striped as shown on the plan of record and striping shall be maintained for the duration of the special permit; 9. All signage shall comply with the existing ordinances and no changes shall be made to signage without a modification to this special permit; 10. There shall be no references to marijuana, including symbols, on outside or window storage; 11. This Special Permit shall be exclusive to Sanctuary Medicinals Inc. and is non-transferable; 12. Signage shall be installed indicating there is a right turn only from the parking lot onto Presidential Way.

**Motion made by Alderman Mercer-Bruen and seconded by Alderman Tedesco to adjourn,** all in favor, 5-0. Chairman Gately adjourned the meeting at 7:12 p.m.

Attest: \_\_\_\_\_  
Gordon Vincent  
Clerk of Committees