



## Board of Health

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### **ARTICLE 20**

### **REGULATION TO ENSURE THE SANITARY AND SAFE OPERATIONS OF MARIJUANA TREATMENT CENTERS MARIJUANA TREATMENT CENTERS AND THE SALE OF MARIJUANA TO PERSONS WITH DOCUMENTED MEDICAL NEEDS**

#### **SECTION 20.1 – AUTHORITY**

This regulation is promulgated under the authority granted to the Needham Board of Health under Massachusetts General Laws Chapter 111, Section 31 which states that "boards of health may make reasonable health regulations," and pursuant to Chapter 369 of the Acts of 2012 An Act for the Humanitarian Medical Use of Marijuana ("The Act") and the Cannabis Control Commission Regulation, [regulation, 935 CMR 501.000](#) : MEDICAL USE OF MARIJUANA. The primary purpose of 935 CMR 501.000 is to implement St. 2017, c. 55: An Act to Ensure Safe Access to Marijuana; M.G.L. c.94G and M.G.L. c. 941

#### **SECTION 20.2 – PURPOSE**

The primary purpose of this regulation is to provide for local oversight and inspection of Marijuana Treatment Centers (MTC) and hardship cultivation sites within the town; oversight and inspections will be provided by the Needham Board of Health and its agents to ensure the safe and sanitary operation of any such MTC or hardship cultivation site consistent with public health and safety.

The regulation is intended to ensure that only people with a documented medical need will acquire medical marijuana or marijuana-infused products pursuant to the Act, and that marijuana will not be diverted to individuals without a documented medical need. Since the existence of an MTC or hardship cultivation site present a risk of improper diversion

and other collateral consequences within the community, it is necessary to regulate this activity at the local level.

### **SECTION 20.3 – DEFINITIONS**

Unless otherwise indicated, terms used throughout this regulation shall be defined as they are in [935 CMR 501.000](#).

Board of Health: Town of Needham Board of Health and its designated agents.

Board of Health Agent: The Director of Health and Human Services and any town employee designated by the Director, which may include Public Health Department staff, law enforcement officers, fire officials, and code enforcement officials.

Business Agent: A Treatment Center Agent, as also defined in [935 CMR 501.000](#), who has been designated by the MTC Permit Holder to be a manager in charge of the MTC facility and its operations.

Card Holder: A registered qualifying patient, a personal caregiver, or a Treatment Center agent of an MTC who has been issued and possess a valid registration card.

Director: The Director of Health and Human Services.

Treatment Center Agent: A Treatment Center Agent, as also defined in [935 CMR 501.000](#), is a board member, director, employee, executive, manager, or volunteer of a MTC, who is at least 21 years of age. Employee includes a consultant or contractor who provides on-site services to an MTC related to the cultivation, harvesting, preparation, packaging, storage, testing, or dispensing of marijuana.

Home Permit: Issued by the Board of Health, to be renewed annually, to the holder of a hardship cultivation registration issued by the Cannabis Control Commission (CCC) in [935 CMR 501.000](#), which registration is for a specific location within the town.

Marijuana Treatment Center (MTC): A Marijuana Treatment Center is an entity registered under 935 CMR 501.000, that acquires, cultivates, possesses, processes (including development of related products such as edible marijuana-infused products, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers. The term MTC may also refer, in context, to the site of dispensing, cultivation, and preparation of marijuana by an MTC entity.

MTC Permit: A Marijuana Treatment Center Permit, to be renewed annually, which may be issued by the Board of Health to a corporation holding a Certificate of Registration issued by

the Cannabis Control Commission (CCC) pursuant to 935 CMR 501.000, which permits a MTC to operate within the town.

*Non-Residential Roll-Your-Own (RYO) Machine:* A mechanical device made available for use (including to an individual who produces rolled marijuana products solely for the individual's own personal consumption or use) that is capable of making rolled marijuana products. RYO machines located in private homes used for solely personal consumption are *not* Non-Residential RYO machines.

*Period of Performance:* The time period for which violations of an MTC or Home Permit are counted. For example, a violation that occurs in July 2022 will no longer weigh on the MTC or Home Permit holder's record with the Board of Health after the passage of 36 months from the date of the discipline imposed for that violation. If the Board of Health hearing on the violation occurred on July 31, 2022, then the violation will be outside the period of performance and no longer counted on August 1, 2023.

*Self-Service Display:* Any display from which customers may select marijuana or a marijuana-infused product without assistance from a Treatment Center.

*Town:* The Town of Needham, Massachusetts.

*Vending Machine:* Any automated or mechanical self-service device, which upon insertion of money, tokens, or any other form of payment, dispenses or makes marijuana products.

*Verified Financial Hardship:* Is an individual's status as a recipient of MassHealth or Supplemental Security Income, or else a determination that an individual's income does not exceed 300% of the federal poverty level when adjusted for family size.

*Violation:* A failure to comply with an operational requirement outlined in this regulation. For this regulation, a MINOR violation is a failure to comply with specific regulatory requirements which, while important, does not jeopardize the primary purposes of this regulation. A MAJOR violation is one that has the potential to jeopardize the primary purposes of this regulation, meaning that non-compliance in this area may divert marijuana to individuals without a documented medical need and/or which may produce significant collateral consequences to community health and safety.

## **SECTION 20.4 – PERMIT TO OPERATE A REGISTERED MARIJUANA TREATMENT CENTER**

### **20.4.1 – Permits for a Marijuana Treatment Centers**

- A. No person or organization shall sell or otherwise distribute marijuana or marijuana-infused products within the Town of Needham without first obtaining an MTC Permit. An MTC Permit may only be issued to a corporation which:

- (i) has a current Certificate of Registration issued by the Cannabis Control Commission (CCC) pursuant to 935 CMR 501.000; and
- (ii) has a permanent, non-mobile location in Needham approved by the CCC for use as an MTC; and
- (iii) complies with all applicable zoning requirements.

And which provides satisfactory documentation of compliance with those requirements to the Board of Health.

- B. The applicant shall also submit to the Board of Health a copy of the operating policies and procedures for the MTC which was submitted to CCC pursuant to 935 CMR 501.000 and any other relevant CCC directives, memoranda, or notifications.
- C. The applicant shall sign a statement declaring that the applicant understands that, under this local regulation:
  - (i) all Treatment Center Agents are responsible for complying with all local and state regulations pertaining to the operation of the MTC. Specifically, a violation of any provision of 935 CMR 501.000 or other applicable state regulations constitutes a violation of this regulation, which may be enforced by the Board of Health; and
  - (ii) the applicant is responsible for providing instruction and training for Treatment Center Agents in all applicable local and state regulations; and
  - (iii) the fact that a Treatment Center Agent, vendor, or other person associated with the MTC is unaware of a regulation or lacks understanding of its content, shall not be a defense to any violation; and
  - (iv) the Board of Health and its designated agents may conduct periodic, unannounced inspections of the MTC premises.
- D. The fee for an MTC Permit shall be at the level determined in the Needham Board of Health's Fee Schedule. All MTC Permits expire on June 30 annually, regardless of the year or day and month on which they were issued.
- E. The initial plan review for marijuana-infused product production facilities (see section 20.5.1) shall result in a fee at the level determined in the Needham Board of Health's Fee Schedule. The initial plan review for the safe and sanitary storage of marijuana-infused products in a MTC (see section 20.5.2) shall result in a fee at the level determined in the Needham Board of Health's Fee Schedule. The initial plan review for trash collection and the safe and sanitary disposal of waste (see section 20.5.3) shall result in a fee at the level determined in the Needham Board of Health's Fee Schedule. The plan reviews for emergencies and continuity of operations (see section 20.5.4) and for safety and security (see section 20.5.5) shall result in a fee at the level determined in the Needham Board of Health's Fee Schedule.
- F. MTC Permits in good standing may be renewed annually by the Board of Health, at the Board's discretion, based on a complete and satisfactory application, in a form required

by the Board, filed by the MTC and payment by the MTC of the annual fee according to the fee schedule.

- (i) Any material changes from the most recent approved operating policies and procedures, or from the plans described in Section E above shall be disclosed in the renewal application, and MTC shall pay the applicable fees for any reviews which the Board deems necessary as a condition of renewal.
  - (ii) If a permit has been modified by the Board, the MTC shall demonstrate compliance with any requirements of that modification, to the satisfaction of the Board, as a condition of renewal and shall pay the applicable fees for any reviews which the Board deems necessary as a condition of renewal.
  - (iii) If a permit has been suspended by the Board, prior to reinstatement of the permit, the MTC shall provide evidence satisfactory to the Board that it will comply with all requirements of the Board and these regulations, and shall pay the applicable fees for any reviews which the Board deems necessary as a condition of renewal
  - (iv) If a permit has been revoked by the Board, the MTC permit may be reissued based on a new application, all necessary fees, and a public hearing.
- G. A separate MTC Permit is required for each MTC retail establishment selling marijuana or marijuana-infused products within the Town. A violation of this provision constitutes a MINOR violation of these regulations.
- H. Each MTC Permit shall be displayed at the MTC retail establishment in a conspicuous place. A violation of this provision constitutes a MINOR violation of these regulations.
- I. An MTC Permit is non-transferable. A violation of this provision constitutes a MINOR violation of these regulations.
- J. An MTC Permit will not be renewed if the MTC Permit Holder has failed to pay any outstanding fines or fees or failed to satisfy any other penalties or conditions lawfully imposed by the Town.
- K. An MTC may not open for business before 8:00 A.M. and shall close no later than 8:00 P.M., on each day the MTC is open. Deliveries from, or on behalf of, the MTC that are made to patients must adhere to the same hours. The hours and days of MTC operation must be posted conspicuously on the front entrance door. A violation of this provision constitutes a MINOR violation of these regulations.
- L. Acceptance of an MTC Permit constitutes an agreement by the MTC that it will adhere to the practices, policies, and procedures described or submitted with its application, as well as the relevant laws, state and local regulations, and conditions imposed by the

Board of Health as part of the permit process.

#### **20.4.2 – Inspections and Compliance of Marijuana Treatment Centers**

- A. Treatment Center Agents must present their Registration Card on request by any Board of Health agent. A violation of this provision constitutes a MINOR violation of these regulations.
- B. Issuance and maintaining an MTC Permit shall be conditioned on the MTC Permit Holder's ongoing consent to periodic, unannounced inspections of the MTC premises by the Board of Health and its designated agents. The applicant also consents to abide by the provisions relating to inspections found in 935 CMR 501.000 and related sections including, but not limited to, "deficiency statements" and "plans of correction." A violation of this provision constitutes a MINOR violation of these regulations.
- C. There must be a designated Business Agent on the premises at all times that the MTC is open for business. A violation of this provision constitutes a MINOR violation of these regulations.
- D. The Board of Health and its designated agents, as well as the Needham Police Department, shall be provided with an updated phone list through which a Business Agent may be reached on a 24-hour basis. A violation of this provision constitutes a MINOR violation of these regulations.
- E. Issuance and maintaining an MTC Permit shall be conditioned on the MTC Permit Holder's ongoing consent to provide the Board of Health with copies of the Registration Cards for all Treatment Center Agents working at the MTC, and the names of all Business Agents of the MTC, and to submit any changes in staffing and registration information within five (5) business days. The notification and information about changes in staffing and registration shall be submitted in either paper copy via courier or certified mail or else electronically in a verified e-signed PDF format. A violation of this provision constitutes a MINOR violation of these regulations.
- F. As per, 935 CMR 501.030 (3), the MTC Permit Holder shall submit to the Cannabis Control Commission the Criminal Offender Record Information (CORI) and a Sex Offender Registry Information (SORI) on all applicants for the positions of Treatment Center Agent and for Business Agents. The results of those inquiries shall be submitted to the Needham Public Health Division upon request. A violation of this provision constitutes a MINOR violation of these regulations.
- G. Issuance and maintaining an MTC Permit shall be conditioned on the MTC Permit Holder's ongoing consent to provide the Board of Health with updated copies of all MTC documents including copies of staffing plans, training protocols, audit results, security assessments (subject to appropriate redaction), and all other documents.

Updated submissions shall be sent to the Board of Health monthly electronically in a verified e-signed PDF format. A violation of this provision constitutes a MINOR violation of these regulations.

- H. No MTC Permit Holder shall permit any disorder, disturbance, or illegality of any kind to take place in or on the licensed premises. The term “illegality” includes, but is not limited to, any violation of 935 CMR 501.000 and related directives, memoranda or notifications; and any violation of these regulations promulgated by the Board of Health. The Permit Holder shall be responsible for any disorder, disturbance or illegality of any kind whether present or not. A violation of this provision shall be considered may be considered either a MINOR or a MAJOR violation depending upon the severity of the illegality identified.
- I. Failure or refusal of an MTC or Home Permit holder to cooperate with the Board of Health or its agent shall be considered a MAJOR violation of these regulations.

#### **20.4.3 – Records Retention of Marijuana Treatment Centers**

- A. An MTC Permit Holder shall notify the Needham Public Health Division and the Board of Health verbally and in writing within 24 hours of a visit to the premises or request for information by any representative of CCC acting in an official capacity. The MTC Permit Holder shall provide the Board with any reports, correspondence, emails, or other information from CCC on demand or, in any case, within five (5) business days after receipt by the MTC. A violation of this provision constitutes a MINOR violation of these regulations.
- B. Video surveillance shall conform to the requirements of 935 CMR 501.110 (5) and any other related regulations, directives, memoranda, or notifications from CCC. In addition, as conditions of issuing or maintaining its MTC Permit, the Board of Health may require other, reasonable surveillance operations and security (e.g., an off-site backup system). Furthermore, the MTC must allow for immediate viewing of video surveillance by the Board of Health or its designated agents, upon request. A copy of a requested recording shall be provided as soon as practicable to these officials. All video recordings shall be retained for a minimum of 90 days. Furthermore, as soon as the MTC is aware of any recording that might relate to a criminal, civil or administrative investigation or legal proceeding of any kind, the MTC shall not alter or destroy the recording without the written permission of both the Director and the Chief of Police for the Town of Needham. A violation of this provision constitutes a MAJOR violation of these regulations.
- C. Issuance and maintaining an MTC Permit is conditioned on maintaining all records outlined in 935 CMR 501.105 (9) and other CCC regulations, directives, memoranda, and notifications, along with any other documents reasonably required by the

Board of Health in writing. Following closure of an MTC, all records must be kept for at least two (2) years at the expense of the MTC and in a form and location acceptable to the Board of Health. Moreover, as a condition of issuing and maintaining an MTC Permit, the Board of Health may reasonably require that the new owner of a MTC retain records generated by the previous MTC at the expense of the new MTC. A violation of this provision constitutes a MINOR violation of these regulations.

#### **20.4.4 – Other Restrictions for Marijuana Treatment Centers**

- A. For MTCs that cultivate marijuana, the cultivation and processing facility shall not adversely affect the health or safety of the nearby residents or businesses by creating dust, glare, heat, noise, nuisance odors, noxious gases, materials, processes, products, or wastes. Growing areas shall be within a self-contained, locked structure, with a one-hour firewall assembly made of green board or other construction specifically approved by the Town’s building inspector, well ventilated with odor control, and shall not create humidity or mold issues within the establishment. A violation of this provision constitutes a MAJOR violation of these regulations.
- B. No MTC is permitted to sell or distribute alcoholic beverages or tobacco products and may not hold either a tobacco sales permit or a liquor license. A violation of this provision constitutes a MAJOR violation of these regulations.
- C. No MTC is permitted to hold a Common Victualler license for on-premises food consumption. A violation of this provision constitutes a MAJOR violation of these regulations.
- D. No MTC is permitted to be a Massachusetts lottery dealer or to engage in any gaming activities. A violation of this provision constitutes a MAJOR violation of these regulations.

### **SECTION 20.5 – PLAN REVIEWS OF MARIJUANA TREATMENT CENTERS**

#### **20.5.1 – Off-Site Cultivation and Marijuana-Infused Product Preparation Plan Review**

An applicant who wishes to sell edible marijuana-infused products at an MTC must, prior to beginning operations, undergo a plan review of any marijuana-infused product processing and preparation facilities, regardless of their location, for any marijuana-infused products that will, at some point, be delivered, distributed, produced, sold, or stored within the Town. The Board of Health and its designated agents will conduct the plan review, which may include a facilities inspection, to ensure sanitary handling and processing conditions and practices

#### **20.5.2 – Plan Review for Marijuana-Infused Product Storage, Handling, and Labeling at MTC Retail Location**



An applicant who wishes to sell edible marijuana-infused products at an MTC must, prior to beginning operations, undergo a plan review of all marijuana-infused products storage, handling, and sale locations within the MTC. The Board of Health and its designated agents will conduct the plan review, which may include a facilities inspection, to ensure sanitary handling and storage conditions and practices in line with the requirements outlined in the [105 CMR 590.000](#), the State Sanitary Code.

The requirements of 105 CMR 590 include specific actions to prevent the growth of bacteria. *Clostridium botulinum* is a bacterium whose spores are present on plant material and in soil. Spores are present in many plant material extractions and can survive cooking and pasteurization temperatures. These spores can spontaneously germinate (grow into bacteria) given the right conditions or substrate. The bacteria can produce a powerful toxin which can cause severe illness or death. Specific actions required of an MTC selling marijuana-infused products are:

- A. Except during preparation, cooking, or cooling, time and temperature control for safety items shall be maintained at 5°C (41°F) or less to prevent the growth of bacteria. This shall apply, unless specifically permitted by the Board of Health or its agents, to all:
  - (i) marijuana extractions and concentrates intended for non-smoking oral consumption (i.e., eating, drinking)
  - (ii) infusions made from those extractions, such as infused oils, butters, honey, etc. and
  - (iii) foods that have such infusions or extractions as an ingredient.
- B. If a marijuana extraction, concentrate, or infusion has been continuously refrigerated and is then added as an ingredient into baked goods that have a low water activity, such as most cookies and brownies, these baked products may be considered shelf-stable if explicitly reviewed and permitted by the Board of Health or its agents.
- C. If the extracted marijuana concentrate is immediately infused into a 190/200 proof alcohol with no additional ingredients (including flavorings or other additives) and the tincture is homogenous, then the growth of *C. botulinum* spores may have been prevented. Homogenous 190/200 proof alcohol tinctures may be safe to store outside of refrigerated temperatures if explicitly reviewed and permitted by the Board of Health or its agents.
- D. Approvals for any variance from the safe and sanitary storage requirements outlined above will be based upon:
  - (i) a review of written procedures that are followed to make the product,
  - (ii) the use of control measures described above, and
  - (iii) any other scientific evidence submitted by the manufacturer from a certified laboratory or process authority that demonstrates the safety of the product in question. For example:
    - a) pH and/or water activity testing must be conducted by an accredited

- laboratory
  - b) three samples from separate batches must be tested and
  - c) all samples must meet the criteria for a non-potentially hazardous food as described in Tables A and B of the 2013 *FDA Food Code*
- E. At any time, the Board of Health or its agents may require a Hazard Analysis and Critical Control Points plan before approving the distribution of marijuana-infused products.
- F. Photos or images of food are not allowed on marijuana-infused product labels.
- G. All marijuana-infused products must be contained in an opaque package.
- H. If the marijuana-infused product is identified on the label using a common food name (i.e., brownie, honey, chocolate, chocolate chip cookie, or green tea), the phrase “MEDICAL MARIJUANA” must be written before the common food name. This phrase must be as easy to read as the common food name (i.e., same font size).
- I. As per 935 CMR 501.105 (6) (b), packaging is explicitly prohibited from:
- a. Imitating or having a semblance to any existing branded consumer products, including foods and beverages, that do not contain marijuana
  - b. Featuring cartoons
  - c. Featuring a design, brand or name that resembles a non-cannabis consumer product of the type that is typically marketed to minors
  - d. Featuring symbols or celebrities that are commonly used to market products to minors
  - e. Featuring images of minors
  - f. Featuring words that refer to products that are commonly associated with minors or marketed to minors
- J. Only generic food names may be used to describe the marijuana-infused products. As an example, using “Snickerdoodle” to describe a cinnamon cookie is prohibited.
- K. All marijuana-infused product labels must state the following:
- (i) A batch number, sequential serial number, and bar code when used, to identify the batch associated with manufacturing and processing
  - (ii) A statement that the product has been tested for contaminants, that there were no adverse findings, and the date of testing in accordance with 935 CMR 501.105 (5)
  - (iii) The manufacture date as well as a “Best by” or “Use by” or expiration date
  - (iv) Net weight of Medical Marijuana and the THC level in the marijuana-infused product, and the net weight of Medical Marijuana and the THC level contained **per dose or serving** (if the marijuana-infused product is not a single serving or dose)
  - (v) A list of ingredients as well as the cannabinoid profile of the marijuana contained within the marijuana-infused product

- (vi) A warning if nuts or other known allergens are contained in the product
- (vii) Directions for use of the product if relevant
- (viii) The statement “For Medical Use Only”; and
- (ix) The statement, including capitalization: “This product has not been analyzed or approved by the FDA. There is limited information on the side effects of using this product, and there may be associated health risks. Do not drive or operate machinery when under the influence of this product. KEEP THIS PRODUCT AWAY FROM CHILDREN.”

- L. Labels and packaging of edible and non-edible products may be reviewed by a Board of Health agent for compliance with all requirements stated above.

A violation of any of the provisions of 20.5.2 (A) through (J) shall constitute a MINOR violation of these regulations.

**20.5.3 – Plan Review for Safe and Secure Disposal of Waste, Refuse, or Damaged Product**

An applicant for an MTC Permit shall develop a plan for the safe and secure storage and disposal of any waste, refuse, or damaged marijuana, marijuana-infused products, and related products. Such a plan will be based on the requirements outlined in 935 CMR 501.105 (12) and will be subject to review and approval by the Board of Health and its designated agents prior to the MTC beginning operations.

**20.5.4 – Plan Review for Emergencies and Continuity of Operations**

In accordance with emergency planning requirements specified in 935 CMR 105 (1) (j) and similar to the responsibilities outlined in the Risk Management and Continuous Quality Improvement section of the *Guidelines for the Accreditation of Opioid Treatment Programs* which are authorized in [42 CFR 8.12\(c\)](#), an applicant for an MTC Permit shall develop an emergency management program to ensure the safety of its staff and customers and a mechanism by which to ensure the continuity of its operations in response to inclement weather, man-made emergencies, supply chain disruptions, or discipline (including permit suspension) which result in the MTC being unable to provide medical marijuana and marijuana-infused products to patients with a documented medical need. Such a program shall include:

- A. A detailed emergency operations plan and a process by which staff will be trained on that plan and their knowledge of it tested via drills and exercises. The emergency operations plan will:
  - (i) Include a set of contact procedures for staff, customers, and community partners in the event of an emergency
  - (ii) Specify a process for contacting Treatment Center Agents on a 24-hour, 7-day-a-week basis through a telephone answering service or a similar service provider; and
  - (iii) Include protocols for the maintenance of life safety equipment (fire extinguishers and automated external defibrillators-AEDs, for example) and the training of staff on the proper use of the same

- B. A detailed continuity of operations plan for the emergency administration of medication in response to inclement weather, human-caused emergencies, supply chain disruptions, or discipline (including permit suspension under these regulations) which result in the MTC being unable to provide medical marijuana and marijuana-infused products to patients with a documented medical need. This continuity of operations plan will:
- (i) Include provisions for the notification of patients in the event that inclement weather, man-made emergencies, supply chain disruptions, or discipline under these regulations might result in a temporary disruption to medication supply; and
  - (ii) Include formal contractual arrangements to fulfill patient orders for medical marijuana and marijuana-infused products in the face of service disruption; these plans will specify order fulfillment and delivery arrangements with at least two (2) MTCs that are not otherwise affiliated with the applicant for a Needham MTC Permit.

Such a plan will be subject to review and approval by the Board of Health or its designated agents prior to the MTC beginning operations, and at least annually thereafter.

#### **20.5.5 – Safety and Security Plan Review**

In accordance with the criteria specified in 935 CMR 105.110—the Security Requirements for Marijuana Treatment Centers—an applicant for an MTC Permit shall develop a comprehensive security plan. Such a plan will be subject to review and approval by the Director, the Chief of Police, and the Fire Chief prior to the MTC beginning operations, and at least semi-annually thereafter.

### **SECTION 20.6 – MARIJUANA SALES BY MARIJUANA TREATMENT CENTER**

**20.6.1** – No person or organization shall sell marijuana or marijuana-infused products from any location other than at an MTC that possesses a valid MTC Permit. A violation of this provision constitutes a MAJOR violation.

**20.6.2** – A sign shall be conspicuously posted on the exterior of the establishment at each entrance to the MTC, indicating that the entry to persons who do not possess either a valid Registration Card or a Personal Caregiver Registration Card is prohibited. The sign shall remain unobstructed, secured to the building at a height of no less than four (4) feet or greater than seven (7) feet from the ground, and maintained in good condition. A violation of this provision shall be considered a MAJOR violation.

**20.6.3** – Treatment Center Agents or organizations shall verify the Registration Card or Personal Caregiver Registration Card of the Card Holder in accordance with the procedures outlined in 935 CMR 105.000 and any other directives, memoranda, or notifications from DPH. In addition, the Registration Card shall be verified for each and every Card Holder or Personal

Caregiver, on each and every occasion that he or she enters the MTC, without exception. The failure to verify, regardless of the prior history of the Card Holder at the MTC, constitutes a MAJOR violation of this regulation.

**20.6.4** – All retail sales of marijuana and marijuana-infused products must be face-to-face between the Treatment Center Agent and the Card Holder or Personal Caregiver on the premises of the MTC, unless the Card Holder or Personal Caregiver is the proper recipient of home delivery in accordance with all applicable CCC regulations. A violation of this provision constitutes a MAJOR violation of these regulations.

**20.6.5** – No person shall:

- A. Distribute, or cause to be distributed, any free samples of marijuana or marijuana-infused products; or
- B. Accept or redeem, offer to accept or redeem, or cause or hire any person to accept or redeem, or offer to accept or redeem, through any coupon or other method, any marijuana or marijuana-infused product for less than the listed or non-discounted price; or
- C. Sell marijuana or a marijuana-infused product through any discounts (e.g., “buy-two-get-one-free”) or otherwise provide any marijuana or marijuana-infused product for less than the listed or non-discounted price in exchange for the purchase of any other product unless offered to all medical marijuana patients at the same discounted price regardless of reason for the medical card.
- D. The provisions of 20.6.5 shall not prohibit dispensing of free or discounted marijuana or marijuana-infused products to card holders whose ability to pay for a product deemed medically necessary is limited by demonstrable financial hardship.
- E. A violation of any of the provisions of 20.6.5(A) through 20.6.5(D) shall constitute a MAJOR violation of these regulations.

**20.6.6** – MTCs are prohibited from using self-service displays. A violation of this provision shall be considered a MINOR violation.

**20.6.7** – MTCs are prohibited from using vending machines. A violation of this provision shall be considered a MINOR violation.

**20.6.8** – MTCs are prohibited from using Non-Residential Roll-Your-Own machines. A violation of this provision shall be considered a MINOR violation.

**20.6.9** – An MTC and its agents are prohibited, in accordance with restrictions outlined in 935 CMR 501.105 (4) and (6), from providing:

- A. Any statement, design, representation, picture, or illustration that encourages or represents the use of marijuana for any purpose other than to treat debilitating medical condition or related symptoms,
- B. Any statement, design, representation, picture, or illustration that encourages or represents the recreational use of marijuana,
- C. Any statement, design, representation, picture, or illustration related to the safety or efficacy of marijuana unless supported by substantial evidence or substantial clinical data with reasonable scientific rigor as determined by the Board of Health or its agents, or
- D. Any statement, design, representation, picture, or illustration portraying anyone under 18 years of age.
- E. A violation of any of the provisions of 20.6.9(A) through 20.6.9(D) shall constitute a MINOR violation of these regulations.

**20.6.10** – An MTC, in accordance with restrictions outlined in 935 CMR 501.105 (4) and (6), must adhere to the following Marketing and Advertising Requirements:

- A. An MTC may develop and use a logo for labeling, signage, and other materials, but that logo may not contain medical symbols, images of marijuana and marijuana-related paraphernalia, or colloquial references to cannabis and marijuana. Likewise, an MTC may not offer for sale or as a promotional gift any items which contain symbol of or references to marijuana or marijuana-infused products, including the logo of the MTC.
- B. An MTC may only identify the MTC building and MTC location by the registered name and shall not display advertisements for marijuana or any brand name nor utilize graphics related to marijuana or paraphernalia on the building.
- C. MTC external signage shall not be illuminated except for a period of 30 minutes before sundown until closing and shall comply with Article 5 of the Town of Needham By-Laws which regulates signage advertising. Neon signage is prohibited at all times.
- D. No marijuana, marijuana-infused products, and other related products shall be visible or displayed in such a way as to be seen from the exterior of an MTC. Within the MTC, one sample of each marijuana strain and each infused product may be displayed in a transparent and locked case.
- E. Inside the MTC, all marijuana which is not displayed in accordance with state and local restrictions (as outlined in 935 CMR 501.105(4) (a) (4) and in Section 20.6.10(D) above) shall be stored in a locked, access-controlled space in a limited access area during non-

business hours. This access-controlled space shall be inaccessible to any persons other than Treatment Center agents.

- F. An MTC shall provide a catalog or a printed list of the prices and strains of marijuana available at the MTC to registered qualifying patients and personal caregivers upon request; may display a list of product prices within the MTC as long as it is not visible from outside the MTC; and may list product prices on the MTC website; but shall not advertise product prices.
- G. A violation of any of the provisions of 20.6.10(A) through 20.6.10(F) shall constitute a MINOR violation.
- H. If, during the course of an inspection or compliance check at the MTC Cultivation or Production Site, mold, infestation, or other diseases affecting marijuana plants is observed, then the Board of Health or its Agents may order the segregation and/or destruction of all such plants (as well as surrounding plants) to prevent a threat to the public's health.

## **SECTION 20.7 – HOME CULTIVATION**

**20.7.1** – Marijuana cultivation or processing of any kind is prohibited within the Town of Needham without an MTC Permit or Home Permit issued by the Needham Board of Health.

**20.7.2** – Prior to any home cultivation taking place within the town, even by a qualifying patient or caregiver under 935 CMR 501.000, the respective individual must obtain a Home Permit. Cultivation that takes place without a permit is outside the coverage of the medical marijuana program under Massachusetts General Laws, Chapter 94C.

**20.7.3** – A Home Permit shall be granted if the Board of Health determines that:

- A. The applicant does not have access to an MTC by any of:
  - (i) public or private transportation, or
  - (ii) a caregiver with transportation, or
  - (iii) an MTC that will deliver to the applicant or the applicant's caregiver's primary address.

Or that:

- B. The applicant has a verified financial hardship (as defined in 935 CMR 501.002 as enrollment in either MassHealth or Supplemental Security Income, or else that an individual's income does not exceed 300% of the federal poverty level, adjusted for family size) and does not have access to an MTC willing to provide the applicant marijuana at no or an affordable cost.

Applicants who fail to meet the above-described hardship standard will not receive a Home Permit and will be informed, in a written statement, that marijuana cultivation is prohibited in Needham without an MTC Permit or Home Permit, and that any such cultivation is outside the coverage of the medical marijuana program and is subject to prosecution as a crime under Massachusetts General Laws, Chapter 94C.

**20.7.4** – Subject to the provisions of Section 20.7.3, the Board of Health may issue a Home Permit authorizing cultivation activities at a specified address within the town, provided that the applicant:

- A. Submits to a pre-approval inspection by the Board of Health or its designated agents, which may include law enforcement officers and fire officials and building inspectors, to ensure that the location specified in the application meets all requirements of this regulation; and
- B. Meets all the requirements for home cultivation contained in 935 CMR 501.000 and any related directives, memorandums, or notifications. These include, but are not limited to, an enclosed, locked space, not viewable from a public location, in which cultivation and storage takes place in accordance with public health and safety requirements as determined by the Board; and
- C. Meets all applicable local regulations within the town including, but not limited, fire safety and building code provisions; and
- D. If not the property owner, the applicant has notified the public or private property owner of the specified address, and obtained from that owner consent to any alteration the property's fixtures or structure, including agreement concerning any increased utility costs likely to result from cultivation activities; and
- E. As per MGL Chapter 94I §2, grows only enough marijuana to maintain a sixty (60) day supply, which has been determined by the CCC to be up to 12 flowering plants and up to 12 vegetative plants by CCC; and
- F. Submits to reasonable inspections by the Board of Health or its designated agents, which may include law enforcement officers, to ensure compliance with all requirements in this regulation; and
- G. Agrees that a Home Permit only allows for the cultivation and processing of marijuana without the use of any fire, heat source, or gas, except for cooking on a conventional stove originally supplied with the dwelling; and
- H. Agrees that a Home Permit does not allow any method for processing marijuana that presents a risk of explosion or other property damage by any means; and



- I. All Home Permits expire on June 30 annually, regardless of the year or day and month on which there were issued.
- J. If the Board of Health determines that the conditions to achieve the hardship standard permitting a Home Permit for marijuana cultivation no longer exist, the Board of Health may, after notice and opportunity to be heard, revoke the Home Permit and disallow cultivation of marijuana in the home setting of the affected person or persons.
- K. A violation of provision 20.7.4 (B), (C), or (D) shall constitute a MINOR violation of these regulations. A violation of provision 20.7.4 (A), (E), (F), (G), or (H) shall constitute a MAJOR violation of these regulations.
- L. If, during the course of an inspection or compliance check at the Home Permit Site, mold, infestation, or other diseases affecting marijuana plants is observed, then the Board of Health or its Agents may order the segregation and/or destruction of all such plants (as well as surrounding plants) to prevent a threat to the public's health.

## **SECTION 20.8 – VIOLATIONS**

**20.8.1** – The period of performance for violations of these regulations is three (3) years. MINOR violations shall be rectified within 72 hours of the violation and shall be subject to re-inspection following that period. MAJOR violations shall be rectified within 24 hours and shall be subject to re-inspection following that period.

**20.8.2** – In addition to any penalty that may be imposed under the non-criminal method of disposition as provided in General Laws, Chapter 40, Section 21D and Town of Needham By-Laws, the Board of Health may, after a duly noticed hearing at which the MTC or Home Permit holder has had an opportunity to be heard, suspend, modify, or revoke the MTC Permit or Home Permit. The minimum suspension schedule shall be as follows:

- A. In the case of either five (5) or more MINOR violations or in the case of a MAJOR violation the MTC Permit or Home Permit shall be suspended for seven (7) consecutive business days.
- B. In the case of a second MAJOR violation or in the case of ten (10) or more MINOR violations, the MTC Permit or Home Permit shall be suspended for one (1) month.
- C. In the case of a third MAJOR violation or in the case of fifteen (15) or more MINOR violations, the MTC Permit or Home Permit shall be suspended for six (6) months.
- D. In the case of a fourth MAJOR violation or in the case of twenty (20) or more MINOR violations, the MTC Permit or Home Permit shall be suspended for twelve (12) months

and may, at the Board of Health's discretion, be permanently revoked.

- E. Refusal to cooperate with the Board of Health or its designated agents is considered a separate violation of these regulations and shall result in the suspension of the MTC Permit or Home Permit for a minimum of ninety (90) consecutive business days. This shall be in addition to any other penalty imposed for other violations observed.
- F. Any MTC Permit Holder or Home Permit Holder who engages in or allows the sale, distribution or cultivation of marijuana or marijuana-infused products while his or her permit is suspended shall be subject to permanent revocation.

**20.8.3** – The penalties mentioned in 20.8.2 represent the guidelines for action to be taken by the Board of Health for violations, and do not preclude the licensing authority from taking additional action after a duly noticed hearing at which the MTC or the Home Permit holder has an opportunity to be heard.

**20.8.4** – If during an inspection or a compliance check, a Board of Health Agent determines a MAJOR violation of these regulations exists or has occurred, the Director may temporarily suspend the MTC Permit or Home Permit for a period not to exceed 96 hours while public notice of a scheduled Board of Health hearing is posted in accordance with the provisions of the Massachusetts Open Meeting Law (M.G.L. c. 30A, §§ 18-25).

**20.8.5** – If an MTC permit is suspended, the permit holder shall cease sale and distribution of marijuana or marijuana-infused products, and close and secure the MTC premises to the satisfaction of the Director or his/her agents for the period of the suspension. Additionally, notice of the suspension must be publicly posted on the MTC to the satisfaction of the Director or his/her agents.

**20.8.6** – If an MTC permit is revoked, the permit holder shall cease all sale, distribution or cultivation of marijuana or marijuana-infused products, and shall close and secure the MTC premises to the satisfaction of the Director or the Director's agents, and the MTC shall submit subject to the approval of the Board or its designated agents, or the Board may order, implementation of a plan for the removal of marijuana and marijuana-infused products and related implements and equipment from the MTC retail establishment. Additionally, notice of the revocation must be publicly posted on the MTC to the satisfaction of the Director or the Director's agents.

**20.8.7** – In the case of a suspension or revocation of a Home Permit, the Board may order that marijuana or marijuana-infused products and related implements and equipment be removed from the specified Home Permit location. The method for removal and storage, and the deadline for compliance, may be specified in the Board's order. In the case of a Home Permit, the Board may authorize immediate confiscation of all the items previously mentioned prior to, or after, the hearing, provided that any removed items are not damaged prior to the conclusion of all administrative actions and appeals. Removal and storage of live marijuana plants does not

obligate the Board to assure the maintenance of the plants during the period of suspension or confiscation.

**20.8.8** – In the event that an MTC or Home Permit is suspended or modified, the Permit holder may be ordered to submit a remediation plan addressing all causes for the suspension or modification and all appropriate changes to business practices and operations. That remediation plan is subject to review and approval by the Board of Health prior to reinstating the permit.

#### **SECTION 20.9 – ENFORCEMENT**

**20.9.1** – Enforcement of this Regulation shall be by the Board of Health and its designated agents.

**20.9.2** – Whoever violates any provision of this regulation may be penalized by the non-criminal method of disposition as provided in General Laws, Chapter 40, Section 21D and Town of Needham By-Laws, or by filing a criminal complaint.

**20.9.3** – Each day any violation exists shall be deemed to be a separate offense.

**20.9.4** – Any resident who desires to register a complaint pursuant to this Regulation may do so by contacting the Board of Health, the Public Health Department, or the Needham Police Department.

#### **SECTION 20.10 – SEVERABILITY**

If any provision of these regulations is declared invalid or unenforceable, the other provisions shall not be affected thereby but shall continue in full force and effect.

#### **SECTION 20.11 – EFFECTIVE DATE**

This regulation shall take effect upon **November 1, 2022**. Public hearings and open meetings regarding this regulation were conducted on September 23, 2021, October 14, 2021, January 20, 2022, March 29, 2022, April 27, 2022, July 19, 2022, September 20, 2022. This regulation was approved by a unanimous vote of the Board of Health on September 20, 2022.