

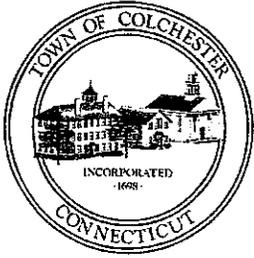
Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415
PLANNING & ZONING COMMISSION

Wednesday, March 1, 2023
7:00 pm – Town Hall, Room 1
Regular Meeting
AGENDA

RECEIVED
COLCHESTER, CT
2023 FEB 27 PM 1:00
Gayle Furman
TOWN CLERK

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
 - a. February 15, 2023
 - b. Amendment to minutes of December 7, 2022 to reflect the approval of the November 2, 2022 minutes instead of November 9, 2022 as written
4. Public Hearings - None
5. Five Minute Session for the Public
6. Pending Applications – None
7. New Applications
 - a. **PZC 2023-001** of HWY 95, LLC (Applicant) and Tri Town Plaza, LLC (Owner) - Special Permit Application for proposed Adult-Use Cannabis Retail in existing multi-tenant retail plaza at 493 Westchester Road (Assessor's ID 03-17/013-000). Zoning District: Westchester Village (WV)
 - b. **PZC 2023-002** of the Colchester Planning & Zoning Commission (Applicant) - Proposed Amendments to several sections of the Land Development (Zoning) Regulations.
8. Preliminary Reviews – None
9. Old Business - None
10. New Business – None
11. Planning Issues and Discussions
 - a. Zoning Enforcement Officer Status Report
12. Correspondence
 - a. Letter from Pullman & Comley Re: Solar Energy Project 524 New London Road
13. Adjournment



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

Wednesday, February 15, 2023

7:00 pm – Town Hall, Room 1

Regular Meeting

MINUTES

Members Present: Chairman J. Mathieu, Vice Chair J. Novak, M. Noniewicz, B. Hayn, S. Nadeau, S. Smith

Members Absent: M. Kehoegreen

Also Present: D. Sorrentino, Planning Director, A. Lago, ZEO

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:00 pm
2. **Additions or Deletions to the Agenda** – None
3. **Minutes of Previous Meeting**
 - a. January 18, 2023 – Motion by B. Hayn to approve the meeting minutes of January 18, 2023. 2nd by S. Nadeau. ***Vote was unanimous, motion carried.*** S. Smith noted that the Commission has not yet approved the meeting minutes of November 2, 2022 and requested that this be added to the agenda for the 3/1/23 meeting.
4. **Public Hearings** – None
5. **Five Minute Session for the Public** – None
6. **Pending Applications** – None
7. **New Applications** – None
8. **Preliminary Reviews** – None
9. **Old Business** – None
10. **New Business** – None
11. **Planning Issues and Discussions**
 - a. Election of Commission Officers for 2023 –
Motion by M. Noniewicz to open nominations of Planning & Zoning Commission Officers for 2023. 2nd by J. Novak. ***Vote was unanimous, motion carried.***
Motion by M. Noniewicz to nominate J. Mathieu for the position of Chairman. 2nd by B. Hayn. ***Vote was unanimous, motion carried.***
Motion by B. Hayn to close nominations for the position of Chairman. 2nd by J. Novak. ***Vote was unanimous, motion carried.***

RECEIVED
COLCHESTER, CT
2023 FEB 21 PM 3:10
Gayle Furman
TOWN CLERK

Motion by M. Noniewicz to nominate J. Novak for the position of Vice Chairman. 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

Motion by B. Hayn to close nominations for the position of Vice Chairman. 2nd by J. Novak. ***Vote was unanimous, motion carried.***

Motion by B. Hayn to nominate M. Noniewicz for the position of Secretary. 2nd by J. Novak. ***Vote was unanimous, motion carried.***

Motion by B. Hayn to close nominations for the position of Secretary. 2nd by J. Novak. ***Vote was unanimous, motion carried.***

Motion by M. Noniewicz to close nominations of Planning & Zoning Commission Officers for 2023. 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

Motion by M. Noniewicz to approve the nomination of J. Mathieu for the position of Chairman. 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

Motion by M. Noniewicz to approve the nomination of J. Novak for the position of Vice Chairman. 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

Motion by B. Hayn to approve the nomination of M. Noniewicz for the position of Secretary. 2nd by J. Novak. ***Vote was unanimous, motion carried.***

- b. Discussion of new Land Development (Zoning) Regulations document incorporating amendments since 2015 - Planning Director outlined the improved functionality of the PDF document that will be posted to the Department's web page. Planning Director and Commissioners discussed the incorporated amendments, some section numbering adjustments and noted that the effective date of the regulations will remain as January 15, 2015 and revised through February 1, 2023. As the new document contains only amendments that were individually approved and no substantive changes were made, the Commission need not formally approve the new document. New document will be proofed one last time and posted to the Department web page next week.
- c. Discussion of Comprehensive Revision to Land Development (Zoning) Regulations – Planning Director and Commissioners discussed the need for substantial revision to the regulations to incorporate requirements of Public Acts, correct known issues and to generally be more user-friendly. Prior Planning Director had a working draft in progress. There are a few amendments that require attention in the near-term, which will be prepared for 3/1/23 meeting. Commission briefly discussed mandatory training requirements.

Zoning Enforcement Officer briefly discussed on-going zoning enforcement issues at 46 Skyview Drive, 120 Linwood Ave. and 207 South Main Street as well as the resignation of J. Mathieu as blight Hearing Officer.

12. Correspondence – None

13. Adjournment – Motion by B. Hayn to adjourn at approximately 8:08P. 2nd by M. Noniewicz. ***Vote was unanimous, motion carried.***

Respectfully Submitted By: D. Sorrentino, Planning Director



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

2022 DEC -9 PM 5:02
Wednesday, December 7, 2022

GAYLE FURMAN
TOWN CLERK

7:00 pm – Town Hall, Room 1

Regular Meeting

MINUTES

Members Present: Vice Chairman J. Novak, B. Hayn, M. Kehogreen, S. Smith,

Also Present: A. Lago, ZEO, and applicants

1. **Call to Order** – Chairman Novak, called the meeting to order at 7:05 pm
2. **Additions or Deletions to the Agenda**
3. **Minutes of Previous Meeting**
 - a. November 9, 2022 – Motion by B. Hayn to approve minutes as written. 2nd by M. Kehogreen **Vote was unanimous, motion carried.**
4. **Public Hearings**
 - a. CMMD, LLC – Regulation Amendment 2022-011, adding large scale technology to the LSIA Floating Zone – Vice Chairman Novak opened the public hearing and asked if anyone in attendance had any concerns about commissioners seated. Hearing none, he asked the applicant to speak on the application. Attorney Harry Heller, Uncasville, CT, appeared on behalf of the applicant CMMD, LLC. He discussed the intention of the application for the text amendment to allow data processing technology buildings in the LSIA Floating Zone to become the LSIAT. Upon passing, there will be an application submitted to construct large scale data processing facilities on the site to be powered by a fuel cell. The changes also increase the maximum building height to 50'. Attorney Heller stated the use is consistent with the economic development goals laid out in the town's Plan of Conservation and Development. Vice Chairman Novak then asked if anyone else in the audience would like to speak in favor of the application. Hearing none, he asked if anyone would like to speak in opposition to the application. Hearing none, the Vice Chairman stated the public hearing would be closed. Members also discussed recommendation letter received from the Regional Council of Governments advised the zone may not be the best suitable for large scale operations and would recommend 1,000-foot buffers be used if approved. Buffer was discussed and consider by members. Members expressed the recommended buffer distance to extensive and that proper noise ordinance requirements could be met at the 500-foot radius setbacks. Motion by J. Novak to close public hearing, 2nd by M. Kehogreen. **Vote was unanimous, motion carried.**
 - b. Town of Colchester – Regulation Amendment 2022-014, adopting adult-use cannabis regulations – Vice Chairman Novak The chairman asked if any members in the audience wished to speak in favor of the application, hearing none, he asked if anyone wanted to speak in opposition. Hearing none, the Chairman stated the public hearing would be closed and stated that there were no further concerns with cannabis from the Regional Council of Governments about the text changes. Motion by J. Novak to close the public hearing. 2nd by S. Smith. **Vote was unanimous, motion carried.**

5. Five Minute Session for the Public – None

6. Pending Applications

- a. Brian & H. Jean Smith – 12 & 24 Broadway St – Site Plan 2022-013 to construct banquet hall. **No Action due to number of members present, with S. Smith recusing herself as she is also an applicant.**

7. New Applications

8. Preliminary Reviews

9. Old Business

a. CMMD, LLC – Regulation Amendment 2022-011 Members discussed recommendation letter received from the Regional Council of Governments advising the zone may not be the best suitable for large scale operations and would recommend 1,000-foot buffers be used if approved. Buffer was discussed and considered by members. Members felt the recommended buffer distance is too extensive and that proper noise ordinance requirements could be met at the 500-foot radius setbacks. Members asked Attorney Heller if he could speak to sound levels of fuel cell structures involved in this project and Attorney Heller replied that the State of CT imposed sound decibel standards are met in the proposed plan. A Motion by J. Novak was made to leave current recommended buffer distances at 500-foot radius, 2nd by M. Kehoegreen. **Vote was unanimous, motion carried.** Motion by J. Novak to approve. 2nd by M. Kehoegreen. **Vote was unanimous, motion carried.**

b. Town of Colchester – Regulation Amendment 2022-014, No additional discussion. Motion by S. Smith to approve, 2nd by B. Hayn. **Vote was unanimous, motion carried.**

10. New Business - None

11. Planning Issues and Discussions – None

12. Correspondence – None

13. Adjournment – Motion by J. Novak to adjourn. 2nd by B. Hayn. **Vote was unanimous, motion carried.**

Respectfully submitted by, A. Lago, Asst Planner/ZEO

SYNODI & VIDELL, LLC
ATTORNEYS AT LAW

Christine Synodi, Esquire

Gordon Videll, Esquire

February 21, 2023

Chairman Joseph Mathieu
Town Hall
127 Norwich Avenue
Colchester, CT 06415

RE: HWY 95, LLC Adult-Use Cannabis Application

Dear Chairman:

This office represents HWY 95, LLC, (the "Applicant"), in connection with the licensing and permitting of its Adult-Use Cannabis Retailer, (the "Facility"), to be located at 493 Westchester Rd., Colchester, CT 06415. Please accept this letter, application, and attachments for consideration.

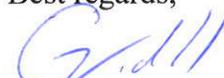
The Applicant is a tenant of real property known as 493 Westchester Rd., Colchester, CT 06415 which consists of 8.2 acres in the Westchester Village District, (the "Property") The building on the property is approximately 29,300 sq. ft. and is currently shared with 5 other tenants.

In connection with the application, enclosed please find five (5) copies of the following items:

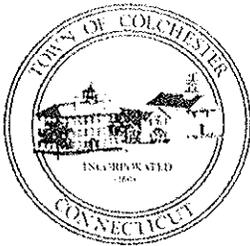
- Schedule A: Property Description
- Schedule B: List of Plans
- Schedule C: Project Narrative
- Schedule D: Statement of Finding
- Exhibit 1: Prohibited Distance Survey
- Exhibit 2: Security Plan
- Exhibit 3: Traffic Management Plan
- Exhibit 4: WV Zoning Chart
- Exhibit 5: Abutter List

In expectation that your Commission will be reviewing the enclosed Special Use application, I respectfully request that myself and additional key members of the development team be allowed the opportunity to make a brief presentation at that time.

Best regards,



Gordon Videll



TOWN OF COLCHESTER, CONNECTICUT
APPLICATION FOR SPECIAL EXCEPTION APPROVAL

This application form and five (5) sets of plans shall be submitted to the Zoning and Planning Commission Office no later than noon on the Thursday before the next regularly scheduled meeting, (the first and third Wednesday of the month excepting Holiday periods). The Applicant shall submit a copy of the Assessor's Map showing all properties and zones within 500 feet of the subject property and a list of the names and addresses of the owners of all properties within 500 feet of the subject property.

NAME OF APPLICANT HWY 95, LLC

MAILING ADDRESS 65 Boston Post Rd

Waterford CT 06385 TELEPHONE 860 460-7424
(City) (State) (Zip)

OWNER OF RECORD Tri Town Plaza, LLC

MAILING ADDRESS 493 Westchester Rd.

LOCATION OF BUILDING LOT NA

ASSESSOR'S MAP 03-17 LOT 013-000

IS THIS PROPERTY LOCATED IN: _____ AQUIFER PROTECTION ZONE; _____ LOCAL HISTORIC DISTRICT;
_____ HISTORIC PRESERVATION OVERLAY ZONE

EXISTING USE(S) Vacant Retail

PROPOSED USE(S) Adult-Use Cannabis Retailer

ENGINEER/SURVEYOR Brian Florek TELEPHONE 860-271-6006

MAILING ADDRESS 239 Shore Rd., Waterford CT 06385

CONTACT PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED

NAME Gordon Videll

ADDRESS 65 Boston Post Rd

Waterford CT 06385 TELEPHONE 860 460-7424
(City) (State) (Zip)

Gordon Videll
Gordon Videll (Feb 22, 2023 14:48 EST)
APPLICANT(S) SIGNATURE

Andy ANDREO JR
Andy ANDREO JR (Feb 22, 2023 14:47 EST)
OWNER(S) SIGNATURE

For Official Use:
APPLICATION SUBMITTED _____ ZPC FEE PAID _____

FIRST ENGINEERING REVIEW FEE PAID _____

In connection therewith, enclosed please find Five (5) copies of the following items:

- Application for Special Use Approval

- Schedules and Exhibits to Applications as follows:
 - Schedule A: Property Description
 - Schedule B: List of Plans
 - Schedule C: Project Narrative
 - Schedule D: Statement of Findings
 - Exhibit 1: Prohibited Distance Survey
 - Exhibit 2: Security Plan
 - Exhibit 3. Traffic Management Plan
 - Exhibit 4: WV Zoning Chart
 - Exhibit 5. Abutters List

“SCHEDULE A”
PROPERTY DESCRIPTION

INSERT HERE

The applicant, HWY 95, LLC is a tenant of real property known as 493 Westchester Rd, Route 16 and Route 149, Colchester, Connecticut and consists of 8.2 acres in the Westchester Village District, (the “Property”). The Building on The Property is approximately 29,300sq. ft. ±, (the “Building”) and was originally constructed in 1965. The Property is currently shared with 5 other tenants, Westchester Market, Anytime Fitness, Hyacinth Nail & Spa, Ming Garden and Crossroads Tavern and is in a predominantly local business area of Colchester. An aerial image of the Property and surrounding area is included for reference.

HWY 95, LLC occupies units in The Building which was previously occupied by Town Auction which has gone out of business leaving the units vacant. The 6723 sq. ft. ±, is consistent with a vacated retail unit and will require modifications and upgrades to the site including revisions to the portion interior floor plan of The Building which will be used as an Adult Use Cannabis Dispensary (“Dispensary”). If the applicant is granted the special use permit to operate a Dispensary, the Applicants would obtain a Building Permit and begin modifications on approximately 3500 sq. ft. ± within 30 days.

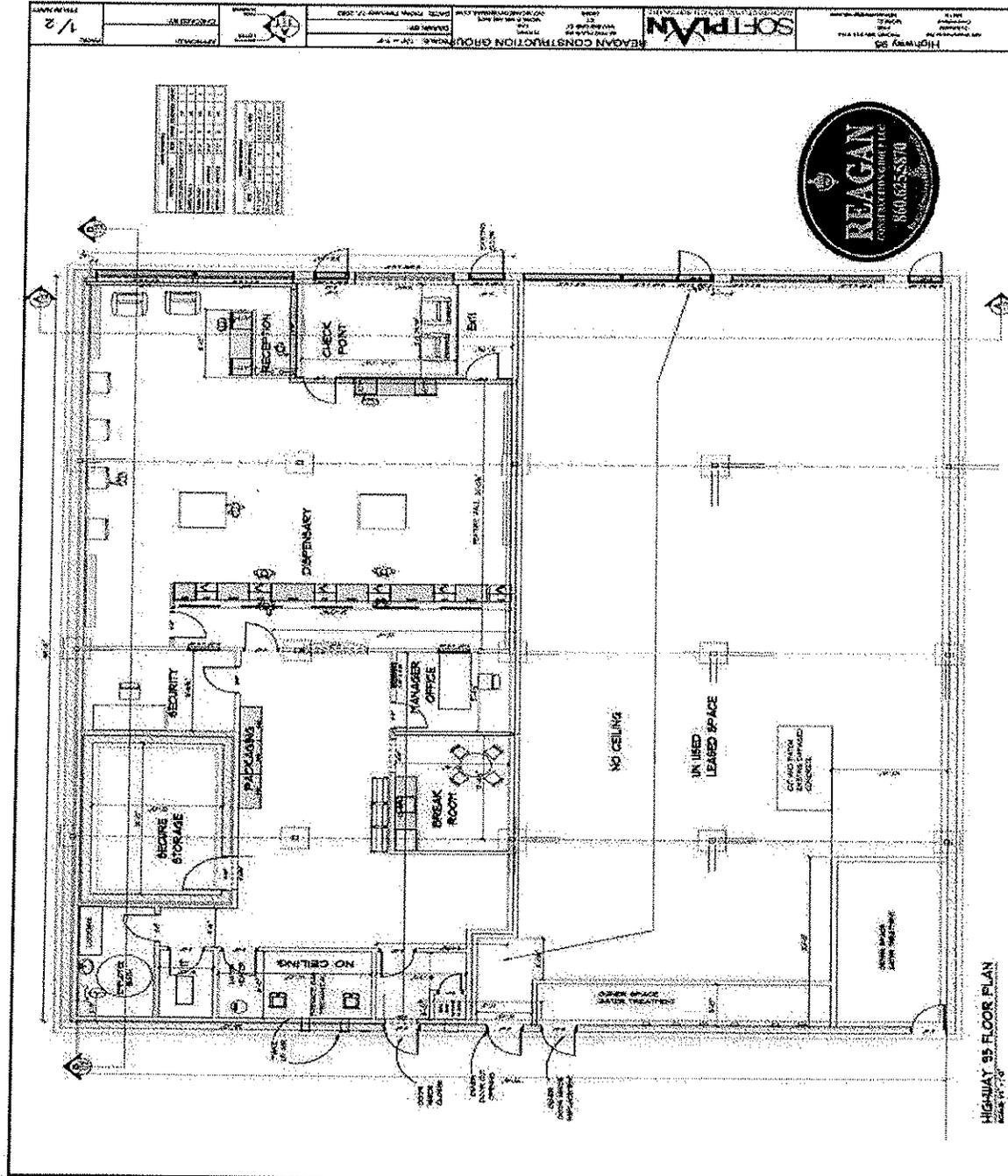
SCHEDULE A

A certain parcel of land located in the Town of Colchester, County of New London, and State of Connecticut, and more particularly bounded and described as follows:
FIRST PARCEL: (Located on the northerly side of Route No. 16, so-called, and on the easterly side of Route No. 149) Commencing at a marker on the northerly side of Route No. 16, so-called, at the junction of said Route 16 and Route 149; thence easterly five hundred thirty four (534) feet, more or less, along the northerly highway line of Route No. 16 to the southwest corner of land now or formerly of Rabed Developing Corporation; thence northerly three hundred ninety six feet (396'), more or less; thence northeasterly three hundred thirty two (332') feet, more or less, along the westerly boundary of said land now or formerly of Rabed Developing Corporation to a fence and stone wall bounding land now or formerly of Warden Hall; thence westerly four hundred thirty one (431') feet, more or less, along said fence bounding land now or formerly of said Warden Hall to a fence on Route 149; thence southeasterly along the easterly side of Route 149 by a stone wall six hundred twenty-two (622') feet, more or less, to a point; thence southerly one hundred twenty nine and four-tenths (129.4') feet, more or less, to point and place of beginning. Being the First Parcel described in a deed from Carl A. Bengston to Michael J. Stula, as of record appears, and being a portion of the premises described in Colchester Land Records, Volume 76, Page 603. Together with and subject to drainage rights to the State of Connecticut, if any pertain to the premises.

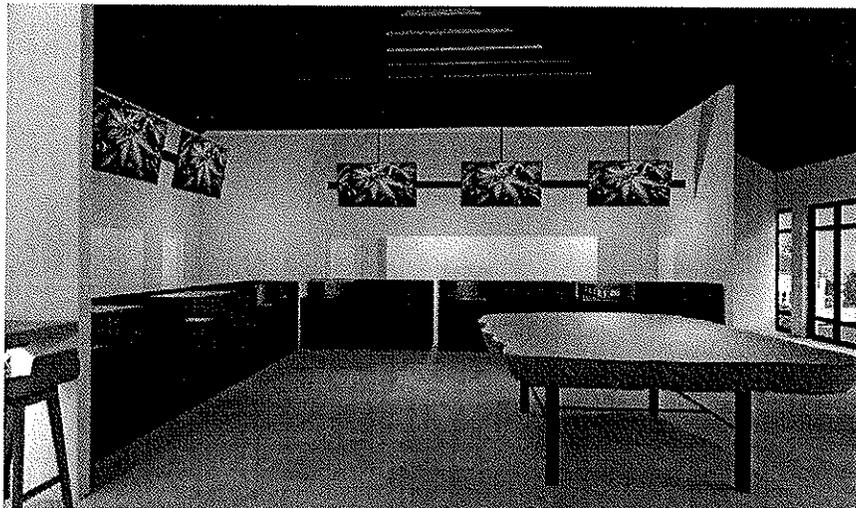
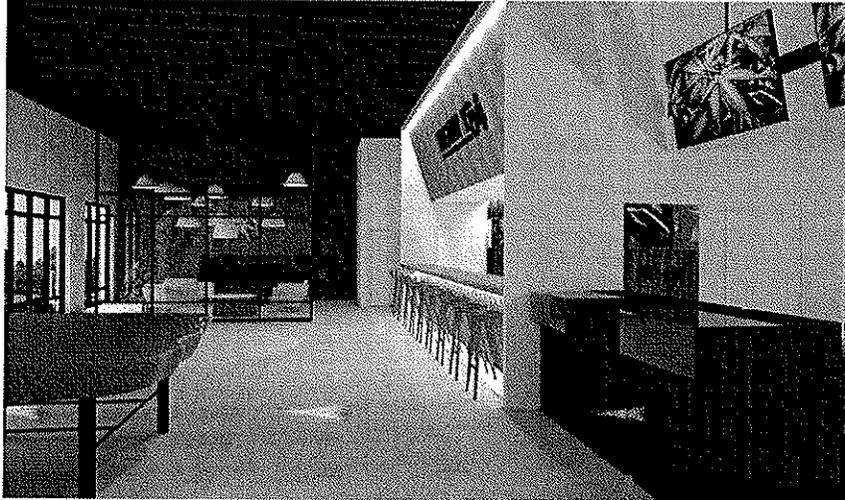
• "SCHEDULE B"

LIST OF PLANS

1. Proposed Layout Plans



2. Interior Conceptual Drawings



SCHEDULE C PROJECT NARRATIVE

- **THE PROJECT: ADULT-USE CANNABIS SALES**

Effective July 1, 2021, the Governor signed Public Act No. 21-1, titled “An Act Concerning the Responsible and Equitable Regulation of Adult-Use Cannabis” (the “Cannabis Bill”), to permit and regulate the sale of cannabis in the State of Connecticut. The Cannabis Bill established the classification of “retailer,” defined as “a person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.”

Pursuant to Section 148(c) of the Cannabis Bill, the Applicants respectfully request to modify their Special Permit approval to operate a “retailer” cannabis establishment at the Property to provide recreational adult-use cannabis sales (a “Retailer”).

Use of the Property as an Adult-Use Cannabis Retailer is heavily regulated by the State and a license is required from the Connecticut Department of Consumer Protection (“DCP”) to operate.

- **BACKGROUND: HWY 95, LLC**

HWY 95, LLC is an Adult Use Equity Joint Venture which has received its provisional license from the State of Connecticut. We carefully selected our team to maximize the opportunity while keeping the revenues in Connecticut with partners that have demonstrated dedication to their communities. Our partners are:

Medical Partner

Still River Wellness is the first and only Medical Cannabis Dispensary Facility to open in Litchfield County since the State’s Program was launched in 2013. Located in Northern Torrington directly off Route 8, the dispensary provides access to the thousands of Litchfield County registered patients who currently need to travel to other counties for their medicine. Our team of experts’ primary goal is to ensure that every patient has the materials and education they need for a safe and therapeutic experience while receiving the care and professionalism they deserve. At the heart of everything we do, the way we act, and the way we treat others is a desire to send a clear message to our patients, caregivers, and community – that we care.

Still River Wellness is one of eighteen medical marijuana dispensaries in Connecticut and was started by Thomas Macre Jr. and his father in 2018. The Macre’s ran a successful medical equipment business for 8 years prior to medical marijuana being legalized in the state and were urged to apply for a license by the physicians and patients they served.

The Macre's opened their dispensary in Torrington, CT due to the unmet need within Litchfield County. The company celebrated 3 years in business this year, and currently serves over 2,000

medical patients. Still River Wellness is also one of only three licensed cannabis companies in the state that is still Connecticut owned and operated.

Following the legalization of adult-use cannabis, the company was given the opportunity to expand its operations with the creation of an equity joint venture in which 50% of ownership must be with partners who currently reside or did as children in a disproportionately impacted area within the state.

Social Equity Partners

Our social equity partners are fully committed to operating with the utmost integrity and working with community leaders to ensure all stakeholders are considered and given the respect that protects the values of Colchester. Our Social Equity partners will be full-time managers and responsible for day-to-day operations.

Investors

Our capital investment group is composed of 12 Connecticut natives with strong ties to their communities and Connecticut as a whole. They cover the spectrum of professions, including attorney, corporate executive, sales, small business owners, collegiate coach, and professional athlete. When assembling this group, we focused on getting a large group to share the opportunity with as many as we could, but also bringing a level of diversity and experience that included experience and geography. Additionally, it was important that the investment be from Connecticut so that the State and local communities would benefit from all economic multipliers associated with this opportunity and to avoid corporate profit driven decisions.

C-3 Ventures, our Social Equity partners, and our investors have the experience, vision, and commitment to thrive and support local communities. We will maintain a professional, community driven experience by providing the best quality products, clean and safe facilities, creating jobs while financially contributing to Colchester.

● **DESCRIPTION OF SURROUNDING USES**

- The project is located at 493 Westchester Road, Route 16 and Route 149, Colchester, Connecticut in the Westchester Village District and will entail a retail cannabis facility within an existing structure. The site location is in the Westchester Village District (WV) and the building use is well suited for a Store/Shop. The facility will occupy approximately 3540 square feet of a single level building.

The area surrounding the Property is zoned WV containing a variety of commercial and residential uses. Adjacent commercial uses include restaurants, gas stations, small strip mall, a gym, nail salon, and several other retail establishments. As a result, the active nature of the area and the physical separation from sensitive receptors limits exposure of the use to the public and children.

● PROJECT OVERVIEW

Below is a description of how we will ensure that we comply with both Town and State Regulations.

- The use is heavily regulated by the State of Connecticut. Staff will be experienced professionals licensed by the State of Connecticut to dispense recreational marijuana.
- Adult-use customers will be verified for 21+, per the Cannabis Bill. Adult use customers will be checked while waiting in line, then again at the check in window of the dispensary.
- We will manage the number of customers allowed inside the dispensary at any given time, to safely and effectively service everyone.
- During hours of operation, we will keep enough product for our daily supply behind the counter. At the end of day, all products must be stored, and locked inside our State approved vault.
- Point of sale tracking and inventory management will continue, which shall include:
 - All acquisitions, dispensing, and sales of marijuana, which will all be logged into the Medical Marijuana Program Tracking System and Adult-use Cannabis Tracking System on a real time basis.
 - All dispensing and sales transactions, including ensuring that such sales (i) are to authorized purchasers and verified customers above the age of 21, pursuant to the Cannabis Bill and (ii) adhere to the limits for usable marijuana in accordance with the Medical Marijuana Program and the Cannabis Bill.
- Due to the nature of our business, we expect to see a small increase in traffic. Given that our location is well traveled, has 2 entrances and exits, as well as a large parking capacity, we do not anticipate any undue hazard to traffic or undue traffic congestion.
- The dispensary has a gross floor area (GFA) of 3,540 square feet (SF). The Colchester Zoning Regulations require retail facilities to provide parking at 3 spaces per 1000 SF of GFA. Therefore, 88 spaces are required, plus 1 ADA-compliant space. The provided parking photos show roughly 172 parking spaces on the existing pavement, including 5 ADA-compliant spaces.
- In its initial opening period, HWY 95, LLC plans to work with the town to determine the expected increase in traffic. If public safety services are needed to manage site demand in the first thirty (30) days after opening, the Cannabis Bill authorizes the Town to charge HWY 95, LLC up to \$50,000 for such costs incurred.

- HWY 95, LLC will conduct business 7 days per week. Monday thru Saturday, our hours of operation will be 9:00 a.m. to 8:00 p.m. On Sundays, we will be open from 9:00 a.m. to 3:00 p.m.
- The facility will maintain the Security Plan approved by DCP for the Dispensary, titled “Theft and Diversion Prevention Plan,” that includes parameters for the following:
 - Security leadership
 - Inventory control system and auditing
 - Waste disposal procedures and storage
 - Employee policies
 - Employee training and management
 - Reporting events
 - Recordkeeping
 - Dispensary facility diversion prevention
 - Emergency evacuation and response plan
 - Interior signage
 - Dispensing reporting and errors
 - Exterior security
 - Access control
 - Video monitoring system
 - Alarm system
 - Receiving
 - Storage
 - Cash plan
 - Information security
 - Community policy
 - Biannual review of security policies and procedures
- Deliveries will be handled in the following manner:
 - All deliveries will occur in an enclosed, single purpose receiving area that is not visible to the public, which will also function as a “man trap” preventing unauthorized persons from entering the facility through the back or side entrance.
 - Only properly vetted and verified personnel carrying valid identification documents, who are also escorted by security personnel, will be granted entry into the receiving area, for a limited time necessary to perform duties. Under no circumstances will such persons be granted access to other portions of the facility.
 - Approximately eight (8) deliveries a week are anticipated; deliveries typically occur during the following hours: 8:00am – 5:00pm.

SCHEDULE D STATEMENT OF FINDINGS

The following standards apply to development in the Westchester Village District:

1. Cannabis Retailer and Hybrid Retailer, subject to the following provisions:
 - a. Establishment shall be no less than 500 linear feet from a school, daycare or playground measured from the nearest property line of such establishment to the area reasonably considered to be a functional use of the school, daycare or playground as determined by the Commission.

The proposed site is not within 500 linear feet from any school, daycare or playground.
(see exhibit A)

- b. On-site consumption is prohibited.

On-site consumption is prohibited, and security shall make regular rounds to monitor the exterior of the property to prevent loitering and consumption under the Security Plan.
(see attached exhibit B)

- c. Require plans for traffic management.

The Traffic Management Plan will be followed and reviewed, and adjustments made as appropriate. (see attached exhibit C)

- d. Require plans for security.

The Security Management Plan will be followed and reviewed, and adjustments made as appropriate. (see attached exhibit B)

- e. Hours of operation

HWY 95, LLC shall not open before 9:00 AM on any day of the week and shall not be open after 8:00 PM Monday through Sunday.

- f. Any additional information reasonably necessary to determine the suitability of the proposed site for the use.

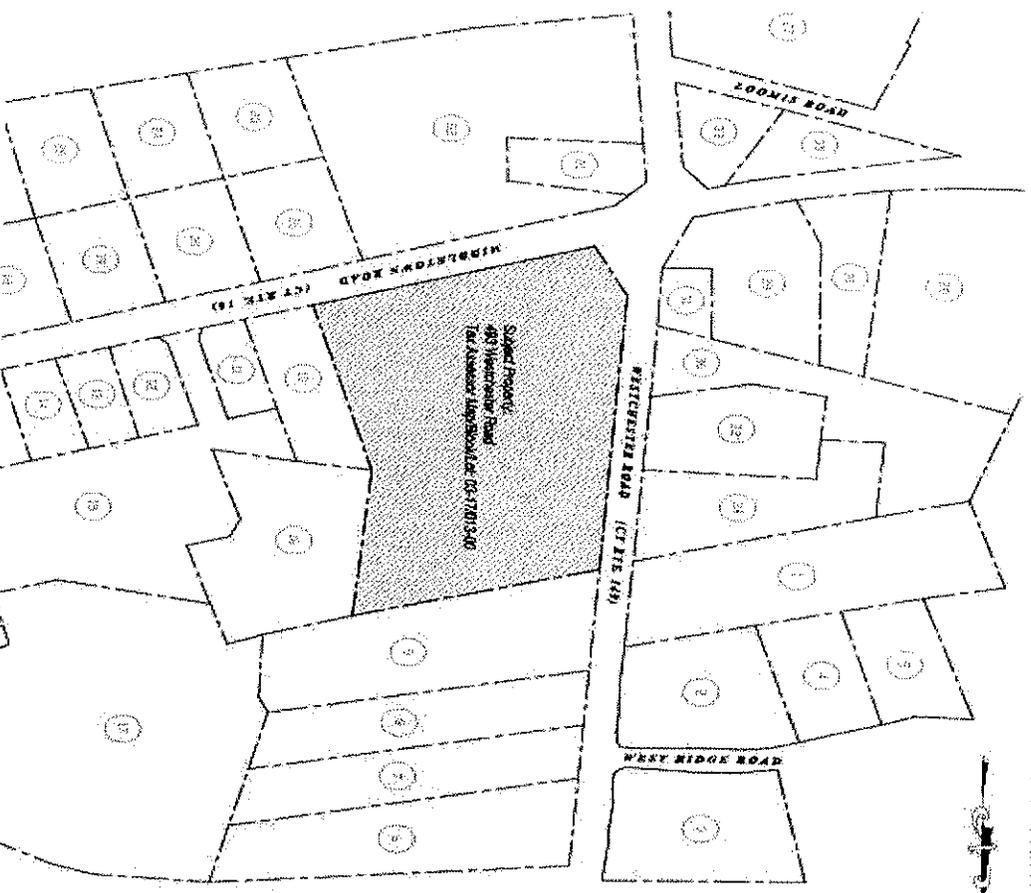
HWY 95, LLC will provide any additional information that is reasonable.

Exhibit 1
Prohibited Distance Survey

THIS SURVEY IS A REPRODUCTION OF THE ORIGINAL SURVEY AND IS NOT TO BE USED AS A SUBSTITUTE FOR THE ORIGINAL SURVEY. THE ORIGINAL SURVEY IS THE ONLY AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE PROPERTY DESCRIBED HEREIN.

Property Owners Within 500' of Subject Property:

- | | | |
|-------------|-------------|-------------|
| 1. [Name] | 10. [Name] | 19. [Name] |
| 2. [Name] | 11. [Name] | 20. [Name] |
| 3. [Name] | 12. [Name] | 21. [Name] |
| 4. [Name] | 13. [Name] | 22. [Name] |
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| 94. [Name] | 95. [Name] | 96. [Name] |
| 97. [Name] | 98. [Name] | 99. [Name] |
| 100. [Name] | 101. [Name] | 102. [Name] |



Notes:

1. This survey was prepared in accordance with the provisions of the Connecticut Statutes, Chapter 541a, and the provisions of the Connecticut Regulations, Chapter 12-100, and the provisions of the Connecticut Code of Regulations, Chapter 12-100.
2. The survey was prepared by the Surveyor of the State of Connecticut, Office of the Surveyor, 100 State Street, Hartford, Connecticut 06103.
3. The survey was prepared by the Surveyor of the State of Connecticut, Office of the Surveyor, 100 State Street, Hartford, Connecticut 06103.
4. The survey was prepared by the Surveyor of the State of Connecticut, Office of the Surveyor, 100 State Street, Hartford, Connecticut 06103.
5. The survey was prepared by the Surveyor of the State of Connecticut, Office of the Surveyor, 100 State Street, Hartford, Connecticut 06103.
6. The survey was prepared by the Surveyor of the State of Connecticut, Office of the Surveyor, 100 State Street, Hartford, Connecticut 06103.
7. The survey was prepared by the Surveyor of the State of Connecticut, Office of the Surveyor, 100 State Street, Hartford, Connecticut 06103.
8. The survey was prepared by the Surveyor of the State of Connecticut, Office of the Surveyor, 100 State Street, Hartford, Connecticut 06103.
9. The survey was prepared by the Surveyor of the State of Connecticut, Office of the Surveyor, 100 State Street, Hartford, Connecticut 06103.
10. The survey was prepared by the Surveyor of the State of Connecticut, Office of the Surveyor, 100 State Street, Hartford, Connecticut 06103.

COMPILATION SURVEY
 THE TOWN PLAZA, LLC
 483 WESTCHESTER ROAD (CT RTE 149)
 WESTCHESTER, CONNECTICUT
 SCALE: 1" = 100'

Exhibit 2

Security Plan

The Dispensary will establish and adhere to a security procedure protocol which will both conform to the rules and regulations of the state as well as our own internal requirements. We will provide additional security as needed and in a manner that is appropriate for the community in which we operate.

We will not allow armed guards inside the dispensary facility, however, we will contract with outside security companies to provide services during busy periods, and when picking up cash receipts from the dispensary. The dispensary will monitor through its camera security system our dedicated parking lot with both security personnel and cameras covering all angles of the facility. Our dispensary manager and personnel will maintain two-way contact with delivery personnel through cellular phones, and a dedicated two-way radio. The Dispensary will also have a state-of-the-art alarm system with motion detectors, window breakage alarms, panic alarms, and 24/7 monitoring by an outside security firm. All equipment will be tested at least quarterly by the security monitoring company.

The dispensary managers will be designated as “keyholders”. They will have the ability to unlock the facility, turn off the alarm, and allow employees to enter. As part of their security responsibilities, they will follow specific daily checklists regarding internal and perimeter security, periodic alarm testing, and monitoring security cameras. We will have an outside contracted compliance company run quarterly tests to ensure compliance with all facets of the operation. The dispensary security plan will detail specific emergency action responses, employee accident reporting and investigation policies, fire prevention, certain hazardous materials storage policies, and other security issues that may arise.

Training of Dispensary Facility Managers

Dispensary facility managers are the company’s primary interface with the public and the customers who choose to do business with us. As such they must be knowledgeable about our products, unfailingly polite, and tremendously patient with clients who are just beginning to understand the uses and effects of cannabis. Each dispensary agent will be trained in cannabis use, and the mandated requirements for customer identification, quantities of cannabis allowed over specific periods and understanding regulatory inspection and law enforcement interactions. All Dispensary facility managers will go through the state’s mandatory licensing regulations including a criminal background record check.

Camera and Video Security

The dispensary facility will be monitored twenty-four hours a day, every day, by closed circuit television systems and IP video capture. The IP video capture will provide on line, real time viewing of the facility, and all areas that may be monitored by law. The resolution of each camera will be high density.

Site Security

The Dispensary team has made security a mandatory core requirement and cornerstone of the entire facility layout, design and company culture. The primary concern is for a safe environment to all employees, customers and especially the surrounding retail neighbors. The executive team has established a detailed employee handbook and will augment these procedures with monthly and quarterly staff meetings and upgrades/revisions to the protocol. In regard to management and security of the cannabis product and currency the security design layout and layered method has been constructed in a manner that does not allow for any external threat or internal diversion.

The facility layout has specifically been designed to not allow any unauthorized access to any secure areas of the facility. The physical barriers such as doors, walls and security glass are in addition to the electronic security measures to prevent this type of entry. Card access at all secure doors, single/double/triple authentication at high threat doorways and constant video surveillance allows the Dispensary Team the audit trail capacity to overlay door reporting with recorded or live video and decipher any/all threats.

The core portion of the security plan is the secure storage and movement of the cannabis product. These areas will be alarmed, protected by card access requirements, covered by multi-angle camera locations and have minimally dual authentication access. Certain areas will require triple authentication, such as card access, employee code entered and live retinal scan process – if all three positive interactions occur then access is granted. This layered system allows for specific audit trails for entry/exit to secure spaces with product and does not allow for exterior or interior threats.

The Dispensary security team has set as an employee protocol that each employee inside the facility MUST have a lanyard on at all times containing their company ID, their company card access key or FOB and also specific employees will have a wireless panic device. The locations of these wireless duress or silent alarm devices will change and the employees that will be required to have and then will change randomly so there is no pattern to who will have these. Once pressed these fixed or devices on the employee's person will emit a silent alarm to authorities per the company flowchart for emergencies.

Security Personnel

The Dispensary will employ/contract with licensed security personnel who specialize in providing security of commercial assets. The Dispensary has been researching firms that staff individuals which meet the specific needs of each client. There will be a security guard on duty at all times, equipped with mobile communications and functional security equipment. The guards shift change shall occur at the same time as the registered managers shift, which is ½ hour before the Dispensary Team's arrival in order to secure the premises and again ½ hour after everyone else has left the premises. At no time shall any business be conducted without the registered Manager on the premises. Once inside, admissions and security personnel will coordinate access to visitors such as the law enforcement by providing them with a visitor badge for display/temporary use and escorting them. Licensed Owners, Members, managers, employees, contractors and other authorized personnel will sign-in and out using their magnetic controlled access card and PIN combinations as they enter or exit the facility.

Security Access Control Designations - Two Access Control designations have been designed to prevent diversion of all cannabis products by aggressively controlling and monitoring authorized personnel and their traffic flow throughout the Dispensary. The premises will be divided into two primary security designated areas.

Restricted Access Designation - The interior of the Dispensary where cannabis products, sales and inventory data, customer records and company intellectual property will be stored will not be open to the public and will be designated as restricted access areas.

- The admissions area will be the only area for ingress and egress.
- All doors will remain locked unless triggered to open by a magnetic key card.
- All doors will be connected to the alarm and video surveillance systems and have position indicators that are monitored by security and admissions staff at the main entrance.
- The facility will have magnetic key card access control systems and embedded Radio Frequency Identification Devices (RFID) in all employee badges that shall be used in conjunction with The Dispensary security systems and digital video surveillance to monitor/control personnel flow throughout the entire premises.

Limited Access Designation - The limited access areas are controlled areas here limited and controlled access can be granted to registered customers and other authorized personnel to allow them access to the sales area of the dispensary only. The limited access area shall only be accessed through a secure door controlled by the Check-in Aide admissions clerk. Access to this area is limited to customers, employees and owners, authorized government officials and delivery and transport personnel. Internal employee bathrooms and employee locker rooms are also designated as limited access areas. No cannabis will be allowed to be taken into the bathrooms and the bathrooms will not have video surveillance cameras.

Emergency Access - In the event of an emergency all door locking mechanisms may be overridden by the central monitoring station to allow emergency first responders access to the entire building.

Access Controls- Critical data assets shall be stored within the secure recording-documentation room. The computer inside these rooms will be connected to the Dispensary video recording system, and the BioTrackTHC POS - Inventory system. The door to this room will be equipped with a magnetic card reader and keypad control devices. External backup hard drives will be kept inside of the server room. The company data risk management strategy will consist of the following measures:

Main Building Entrance- The main entrance leading to the Admissions area of the Dispensary will require dual authentication for entrance through both a magnetic card reader and a key code punch pad. These entrances will also be monitored by fixed focal length hemispheric cameras and will be connected to one of the NVR channels with facial recognition capabilities. The admittance area shall require Admittance personnel to authorize all persons to enter only upon verification of valid documents. Admittance shall be authorized by an electronic device that

unlocks the door. The Check-In Aide admissions clerk shall remain behind the admittance window which shall be constructed of level III bullet proof glass, at all times and communicate with patrons via electronic speaker. Should any person attempt to gain access unlawfully, or attempt to coerce, attempt robbery, or any other criminal activity, the admittance clerk shall immediately sound an alarm and using the Dispensary technology, secure the person in the admittance area, pending the arrival of law enforcement. (No other persons shall be authorized access in or out of this area until law enforcement has responded and made the area safe).

Contractors/Authorized Visitors - Contractors or other authorized visitors shall record their identification numbers, name, address, telephone number, purpose of the visit, organization name and times in/out and be issued a Visitors-Contractors badge. The visitor will then be authorized access to the secure waiting area where personal items may be secured. Upon routine admittance, all authorized persons and contractors shall be escorted by authorized Dispensary staff. At no time shall non-employed authorized persons, visitors, or any other persons be authorized access to the Dispensary facility unless they have been signed in, demonstrated that they have a scheduled business purpose (Contractors, etc.), been issued the appropriate badge and escorted by Dispensary staff. This badge must be displayed on the upper half of the person, on the outermost garment or tethered on a lanyard and worn around the neck at all times. However, this paragraph shall not prevent members of local or state law enforcement or regulators from entering at any time as authorized by law.

Customers - Customers shall, upon verification of proper documentation and validation of ID, be authorized access to the secure waiting area. Controlled access to the dispensary will then be granted through a direct access door for the customer by a Dispensary Technician. The Technician shall assist the customer who will place an order for approved products on an electronic tablet. The order will be electronically sent to the on-duty manager who will validate the order, amounts, etc., to ensure the authorized daily allotment has not already been dispensed, and if authorized, send the approved order electronically to the dispensing window. The customer will pay for and acquire their purchases and upon departure from the dispensing area, show a valid receipt and purchases to the on-duty security staff member where upon validation, the customer shall immediately exit the dispensary. The Dispensary Security personnel shall have a physical presence in all public areas, and they shall remain ready at all times. Under no circumstances shall customers be authorized to loiter in the limited access areas or anywhere upon the premises or adjacent parking lots.

Employees - All employees entering the facility shall enter the employee secure admittance area, scan their magnetic access control card, and enter a secure code on a key punch pad prior to being granted access to the interior of the dispensary. This controlled entrance area will also have duress and panic alarms on the keypads to notify law enforcement authorities of a potential robbery or unlawful entry. Employee access throughout the Dispensary is limited and based upon the employee's employment access needs to any specific area within the Dispensary.

Interior Security

All authorized persons must be logged in and out (name, address, telephone number, identification number, business purpose, time in/out) and that log shall be made a part of the Dispensary regular business records and kept on file for a period of at least 5 years. All visitor-contractor identification badges shall be returned to the admittance clerk upon exiting the restricted access area, who shall record the time of departure in the admittance log. Employees must possess their Dispensary issued magnetic key card and a personal, unique PIN, to enter the Dispensary and work.

All employees, contractors, customers, or other persons entering the facility shall enter an admittance area and produce a current photo identification, and valid proof of customer status prior to gaining access. This identification may be in the form of an employee identification badge with a photograph (Dispensary employees only), or in the case of a customer, a valid driver license with a photograph and evidence of customer status as authorized by law. The admittance clerk shall verify the validity of such identification, or customer documents. The following procedures for admittance shall be complied with:

The admittance area shall require the admittance clerk to authorize all persons to enter only upon verification of valid documents. Admittance shall be authorized by an electronic device that unlocks the door. The admittance clerk shall remain behind the admittance window, which is constructed of bullet proof glass, at all times and communicate with the patron via electronic speaker. Should any person attempt to gain access unlawfully, or attempt to coerce, attempt robbery, or any other criminal activity, the admittance clerk shall immediately sound an alarm, which will lock all doors for ingress and egress in the admittance area and leave the perpetrator in the secure admittance area, pending the arrival of law enforcement. (No other persons shall be authorized access in or out of this area until law enforcement has responded and made the area safe).

Upon admittance, all authorized visitors, and contractors (non-customers) shall be moved to the security desk to be escorted by authorized Dispensary staff. The security desk shall be manned by security personnel at all times. At no time shall non-authorized persons, or any other persons be authorized access to The Dispensary facilities unless they have been signed in, demonstrated that they have a scheduled business purpose (Contractors, etc.), been issued the appropriate badge and escorted by Dispensary staff.

Restricted Access Areas - Cannabis products shall only be physically located in a restricted access area in an approved locked vault/case. The posting of a sign which shall state in the English language "Do Not Enter -Restricted Access Area", shall identify these areas. All rooms located within restricted access areas shall be clearly described by the posting of a sign adjacent to the door allowing access to the rooms, which shall be clearly labeled, dispensary, vault, storage, delivery, security, video, waste, tainted products, etc.

Failure of any person to properly display the appropriate badge or attempting to access unauthorized areas may constitute grounds for discipline. All restricted access areas and building facilities shall be monitored by video surveillance and alarmed and it is the policy that should an alarm sound, a designated representative shall respond within thirty 30 minutes to provide

alternative security for the Alarm Site. Alarms shall not be activated for any reason other than an occurrence of an event that the Security Alarm System was intended to report.

Limited Access Areas - Upon entering the dispensary, customers' credentials will be validated and if approved, they will be granted access to the waiting area which will be designated as a limited access area. Access to these areas will be limited to customers, staff and other authorized visitors and contractors who have been properly signed in and validated. The limited access area will also be under continuous video surveillance, be staffed with security personnel, dispensary technicians and be equipped with a complete alarm system. While within any limited access areas, all persons shall be required to display a current validated Badge. Employees shall notify security and management immediately upon observing anyone in a limited access area who is not authorized, and security shall respond immediately. The delivery area will be a secure room adjacent to the administrative office of the dispensary secured with an electronic access control device operated by a magnetic key card. This area will be designated as a limited access area. The delivery area has doors that lead from the common entry area to a separate secure area which will provide an additional layer of security for deliveries and staff. Delivery and/or transport personnel will only be allowed to access the delivery area and will not be allowed access to the entire facility. The limited access areas do not provide direct access to restricted access areas where Cannabis is securely stored. As previously mentioned, access to the restricted access areas shall be on an "as needed" basis only to limited staff only.

All cannabis and anything containing cannabis shall only be physically located in limited access areas. These areas shall be identified by the posting of a sign complying with law which shall state in the English language "Do Not Enter - Limited Access Area – Access limited to Licensed owners, employees and contractors only".

While within limited access areas, all persons shall be required to display a current validated licensed employee, owner, or contractor badge. Failure of any person to properly display such a license badge may constitute grounds for discipline. Employees shall notify security, the ownership and management immediately upon observing anyone in a limited access area who is not displaying a badge, who shall respond immediately. Until the arrival of security personnel, a determination shall be made as to that persons' official purpose for being in the limited access area and proximity of a licensed escort. No employee shall be required to use force to temporarily detain any person not displaying a badge, but rather shall advise the person that they are in a limited access area without the proper display of a badge and must remain for a security escort. Security personnel shall escort the person to the security desk for final determination. All employees involved will fill out a security incident report form, which shall include the date, time, description and location of perpetrator, names of others present and a brief description of what was observed. The Security incident report form shall be given to the on-duty manager for investigation and a final determination as to law enforcement's response, etc. Should violence or threats be received, when possible, the clerk shall immediately notify law enforcement by duress alarm.

Security System

Doors - All doors will be equipped with keyless Magnetic Key Card access control devices. The exterior points of ingress and egress, vaults and video equipment control rooms will also require authentication through a key punch keypad. These devices will trigger failsafe solenoid deadbolts, electric door-strikes, or electromagnetic locks. The access control devices will be fully integrated into the alarm system. Additionally, all doors will be equipped with magnetic position indicators. These position indicators and access control devices will be used in conjunction with the video surveillance system and RFID to track staff movement throughout the dispensary restricted access areas at all times.

Windows - The Dispensary is located on the main floor of the building. There are windows along one entire wall of this facility. The windows will be alarmed, have motion sensors be under video surveillance coverage at all times.

Vault - The Dispensary will dedicate a vault room for the storage of any and all cannabis products. The vault will remain locked at all times when not placing or removing products. The vault door and interior will remain under 24/7 video surveillance to capture all activity. Access to this vault will be restricted to those critical personnel requiring access only. The Dispensary will not keep more than \$5,000.00 cash on the premises over night.

Alarms

All limited access areas and building facilities shall be alarmed and it is the policy that should an alarm sound during non-business hours a designated representative shall respond within 30 minutes to provide alternative security for the Alarm Site. Except for required functional testing, alarms shall not be activated for any reason other than an occurrence of an event that the Security Alarm System was intended to report. The alarm shall be adjusted so that an alarm signal audible on the exterior of an Alarm Site will sound for no longer than ten (10) minutes after being activated.

The Security Alarm System shall be tested once per month. Authorized Employees shall review written operating instructions for each Security Alarm System as provided by the Alarm system owners or installers. In addition to a security alarm system all entrance/exit doors and those doors providing ingress to the limited access areas shall remain locked at all times and may only be opened by the check in clerk/security. Only those staff needing to have access shall be given access through the security area via submission of their thumb print to a biometric security device and validation in the BioTrackTHC Seed to Sale system. Any employee opening a door to allow access for anyone not authorized access to that specific area, shall be terminated immediately.

The Dispensary security systems will be professionally installed to prevent diversion and ensure complete security to meet the requirements of the regulations. The aforementioned access control devices, door position indicators, and motion sensors will be integrated into a professionally installed alarm system that reports to a UL listed central monitoring, and full dispatch station. A test signal shall be transmitted to the central station every twenty-four (24) hours. The Dispensary will enter a contract with a primary UL listed central monitoring station and a secondary (backup) UL listed central monitoring station prior to commencing operations.

Control panels for the alarm systems will be installed at the security desk, at all ingress/egress points and inside of the Monitoring Room. Armored siren/strobe units will be located within the dispensary building. The locations of the security system components detailed below are detailed on the confidential floor plans and technical requirements documents attached to this Security Plan. The alarm system will also include the components listed below:

Perimeter Alarm - A perimeter alarm will be in operation during non-business hours and during periods of darkness. A redundant alarm system monitored by a separate, independent alarm monitoring company will also monitor the second perimeter alarm.

Volumetric Intrusion Detection – Every room inside of the dispensary where cannabis is kept will be equipped with volumetric intrusion detection. The Dispensary will use motion detectors, (60'x60' coverage area), and/or High Ceiling Mount motion detectors (360 degree, 60' radius coverage area). These motion detectors utilize both passive infrared and microwave emitting components.

Duress Alarm - Duress Alarms, or silent security alarms shall be placed at all points of ingress and egress to signal by entry of a key code, that the alarm user is being forced to turn off the system.

Panic Alarm- Panic Alarms will be placed on all keypads and will generate audible alarms to signal a life threatening or emergency situation requiring a law enforcement response shall be strategically placed within the facility.

Hold-up Button – Hold-up buttons will be located at the security desk, vault, manager's office, customer consultation booths, and inside of the Monitoring Room. If triggered these buttons will send a non-audible alert to the UL listed central monitoring station which will in turn dispatch emergency services.

Auto Voice Dialer - Automatic voice dialers shall be strategically located throughout the facility and when activated, shall be programmed to send a prerecorded voice message over a telephone line to a law enforcement, public safety or emergency services agency requesting dispatch.

Back Up Alarm – The facility will have a complete, commercial back-up alarm system (as approved by the department) to detect unauthorized entry during times when no employees are present at the facility. The backup alarm company will not be the same company supplying the primary security system. Authorized Employees shall review written operating instructions for each Security Alarm System as provided by the Alarm system owners or installers. In addition to a security alarm system all doors providing ingress or egress to the restricted access areas shall have magnetic key card locks which shall remain locked at all times. Only those staff needing to have access shall be given access. Any employee opening a door to allow access to anyone not authorized access to that specific area, shall be terminated immediately.

Customer Flow

There are weekly, monthly and quarterly business flow and logistical reviews to assess the established rules, regulations and procedures used daily by The Dispensary. In addition to these

internal reviews the facility has been designed by an architectural team with specific retail specialists, pharmacy specialists and past dispensary ownership experience to establish the most efficient and secure environment for their clients.

Customers will walk up to the front entrance and be prompted through a video monitor to identify themselves and present their identification. Upon the Check-In Aide verifying the customers status; they will be allowed access into the waiting room where they will be buzzed in through the security system. They will be greeted by the Check-In Aide who will verify that their purchase limit amount has not been met and will allow them to enter the dispensary department through the next security door if they are there for pick-up of pre-ordered cannabis. The Check-In Aide and Security Guard will only allow the customer to enter the department if the current customer to employee ratio within the department is one – to – one to ensure there is no loitering within the department and that they can get the attention from a staff dispensary or dispensary technician.

If the ratio of customer to technician/ staff is adequate, then customers will receive access to the dispensary department in order to speak with a staff member or place an order with a dispensary technician. While the order is being placed, the customers will be asked to return to the waiting room where they can wait until their order is put together. They will then be called back into the department for payment and then will exit the facility.

The Security Guard and Check-in Aide will communicate with the dispensary facility manager to ensure adequate waiting room space and customer flow are managed.

Exterior Facility Security

The Dispensary has two (2) entrances/exits with no direct means of access to the facility except through controlled access points. The exterior of the building will be equipped with adequate lighting, interior perimeter alarms and video surveillance of the exterior walls to ensure the ability to see and identify any persons in the facility 24 hours a day. Customer loitering is prohibited.

The exterior of the building shall be provided with adequate lighting to ensure the ability to see and identify any persons 24 hours a day. During non-daylight hours, the Dispensary security personnel shall randomly view external cameras around the facility to ensure its security is maintained. An hourly log shall be maintained, and every check performed shall be documented by date, time, and initials. Any discrepancies shall be reported to management immediately and if evidence of a break-in or other physical damage, the scene shall be secured, and law enforcement officials and management shall be notified immediately. All incidents of this nature shall immediately be documented on an incident report form and reported to management.

EXHIBIT 3

Traffic Management Plan

The Dispensary Facility is designed to demonstrate our commitment to creating a positive customer experience and creating a welcoming and safe environment. As seen in other newly legalized adult-use states - initial customer flow at dispensaries is typically higher in the first several months due to the limited number of retail stores licensed and operational in program infancy.

The Dispensary management team will conduct monthly business flow and logistical reviews to assess the established regulations and operating procedures used daily by the Dispensary team. The following systems and procedures will be implemented to best manage customer flow.

Customer Parking – As customers enter the Tri-Town Plaza parking lot from either Route 16 or Route 149 where signs and parking spaces will delineate the areas designated for customer parking. Signage will direct customers to the front door of the dispensary entrance. Dispensary personnel will regularly monitor (using security cameras and physical inspections) the parking lot to ensure that customers are not loitering, and that no onsite consumption is taking place on the premises. Customer parking will be located to the east of the building and access to the dispensary will be via the sidewalk from the east of the building.

Customer Check-In – A Dispensary Security employee will greet adult-use customers to inspect their identification and confirm they are arriving at their scheduled pick-up time to ensure that they meet the criteria to enter the dispensary. The employee will then direct the customer to the appropriate parking and check-in area.

The entrance contains a locked door with a video monitor and doorbell. The Check-in Aide will have a video monitor and switch that unlocks the door allowing adult-use customers to enter the check-in and admission area. Customers are only allowed access to the check-in area if the maximum occupancy has not been met.

At the check-in counter/window located in the admission area, the check-in aide will verify the authenticity of the government issued ID and confirm their order status. Adult-use customers will only be permitted to the dispensary area after being verified by a team member. The average wait-time for customers is (2-3) minutes.

Adult-Use Customer Flow - Initially, all adult-use customer will be required to place a preorder online and select a pick-up time. The online ordering system will limit the number of transactions that are allowed to be placed for a specific time period. The

system will close the pickup time period from selection once the allotted number of orders have been placed. This will ensure that staff are able to control the traffic and parking spots. If a customer does not pick up their order within their allotted time slot and if there is not another available slot - they are unable to pick up their order until they reserve a slot for the next day.

Adult-use customers that enter the facility and check-in who have a pre-order ready will be placed in the queue for the next available cashier. The customer will be allowed to enter the secure dispensary area once a cashier station is available, and the cashier will handle their transaction and provide the product(s) to the customer. This model assumes a one-to-one relationship of cashier and customer, in addition to a receptionist or check-in aide.

Initial Opening Procedures – The Dispensary facility will coordinate with all stakeholders regarding initial opening procedures to account for any increased interest associated with the opening of retail operations. To best prepare for higher than usual traffic in the beginning – we will work closely with the municipal Police Department to ensure safe traffic flow is maintained.

Exit - Adult-use customers will immediately exit the secure dispensing areas upon finalizing their transaction. Under no circumstances shall patients or customers be authorized to loiter in the limited access areas or anywhere upon the premises or adjacent parking lots.

Crowd Mitigation – The Dispensary will utilize an adult-use only online ordering platform to streamline the queuing of adult-use customers. The software will mandate customers designate a time slot for pickup allowing the Dispensary staff to control the flow of customers by staggering pickup times. The Dispensary will offer Delivery service to the surrounding area.

Security - The facility has an advanced security system with 24/7 surveillance and access controls to restrict access to the facility. The Dispensary Facility has discussed the details of its Security Plan with the Resident Trooper. FThe Dispensary will maintain an open dialogue with local law enforcement and public safety officials to address any questions or concerns that may arise regarding the operations.

EXHIBIT 4

WV ZONING DATA CHART

493 Westchester Rd., Colchester, CT

	STANDARD/REQUIRED	EXISTING/APPROVED	PROPOSED	NOTES
Min. Lot Area	40,000 sq. ft.	357192 sq. ft.	Unchanged	Complies
Max. Height	2 story	1 story	Unchanged	Complies
Min. Lot Frontage	75 ft.	>75 ft.	Unchanged	Complies
Min. Side and Rear Yards	None if both commercial and 10 ft if residential	>10 ft.	Unchanged	Complies
Building Coverage %	35%	<35%	Unchanged	Complies
Max. Impervious Coverage	50%	<50%	Unchanged	Complies
Parking	<i>Small Shopping Center:</i> 3 spaces/1000 SQ FT	3 spaces/1000 SQ FT	Unchanged	Complies
Bulk Requirement	88	172	Unchanged	Complies
Parking for Persons with Disabilities	5	5	Unchanged	Complies

EXHIBIT 5

ABUTTERS LIST

03-19/65B-000 ADAMS FRANK B + PATRICIA TRUST 57 FELICIA BABER LN COLCHESTER CT 06415	03-19/65A-000 NICHOLSON TROY 55 FELICIA BABER LN COLCHESTER CT 06415	03-19/020-003 ADAMS FRANK B + PATRICIA TRUST 57 FELICIA BABER LN COLCHESTER CT 06415
03-17/050-001 ALEVRAS NIKOLAOS Z + ALEXANDROS Z 20 HARTFORD RD SALEM CT 06420	03-17/050-000 ALEVRAS ZISIS 20 HARTFORD RD SALEM CT 06420	03-17/051-00B ALEVRAS NIKOLAOS Z + ALEXANDROS Z 20 HARTFORD RD SALEM CT 06420
03-19/67B-000 ARYAN INC 514 WESTCHESTER RD COLCHESTER CT 06415	03-17/054-000 SMITH KEVIN W + LINDA M 25 LOOMIS RD COLCHESTER CT 06415	03-17/009-000 FARIA ANIBAL 469 WESTCHESTER RD COLCHESTER CT 06415
03-17/018-000 KARTER ELIZABETH 41 SMITH NECK RD OLD LYME CT 06371	03-17/053-000 9 LOOMIS RD LLC PO BOX 847 COLCHESTER CT 06415	03-19/064-000 CLARK BARBARA J 504 WESTCHESTER RD COLCHESTER CT 06415
03-17/006-002 SMITH ANGELA + DAVID 5 WEST RIDGE DR COLCHESTER CT 06415	03-17/013-000 TRI TOWN PLAZA LLC 4 MAIN ST EAST HARTFORD CT 06118	03-17/51A-000 715 MIDDLETOWN ROAD LLC 99 PICKEREL LAKE RD COLCHESTER CT 06415
03-17/006-005 NETTLETON MARC T + JENNIFER A 17 WEST RIDGE DR COLCHESTER CT 06415	03-19/067-000 KHYBERRY KASSEM M + NANCY L 219 ZELDA BLVD DAYTONA BEACH FL 32118	03-17/006-001 DAVITT MICHAEL P 404 WESTCHESTER RD COLCHESTER CT 06415
03-17/006-004 WESTON JOHN P + CAROL A 15 WEST RIDGE DR COLCHESTER CT 06415	03-19/066-000 SMITH DAWN W + RICHARD W 494 WESTCHESTER RD COLCHESTER CT 06415	03-17/039-000 BARNHART RICHARD P 61 CEMETERY RD COLCHESTER CT 06415
03-17/012-000 LIN JIAN XIN + YARU 481 WESTCHESTER RD COLCHESTER CT 06415	03-17/011-000 ODDIS MICHAEL JAMES SR 477 WESTCHESTER RD COLCHESTER CT 06415	03-17/017-000 MARKS JEFFERY M + JENNIFER 706 MIDDLETOWN RD COLCHESTER CT 06415
03-19/063-000 QUICK STOP CONVENIENCE STORE INC 268 SUNFLOWER CT MARCO ISLAND FL 34145	03-17/016-000 PIANKA MARK 94 MCBRIDE RD MONSON MA 01057	03-17/056-000 SHABUNIA MAVELY O + C F 33 LOOMIS RD COLCHESTER CT 06415
03-17/052-000 9 LOOMIS RD LLC 509 WESTCHESTER RD COLCHESTER CT 06415	03-19/063-001 SOURVALIS MARIA + SOURVALIS 744 MIDDLETOWN RD COLCHESTER CT 06415	03-17/016-000 RUBINO SARAH L 710 MIDDLETOWN RD COLCHESTER CT 06415

Subject: Dispensary Traffic
Date: Friday, February 24, 2023 at 2:52:44 PM Eastern Standard Time
From: Benjamin Kimbro
To: Gordon Videll
Attachments: image001.jpg

Gordon,

Good to speak with you this afternoon. I appreciate the parking / crowding worries and we certainly value safety above all, but much of the concerns are (currently) unfounded. The hysteria that creates crowding, long lines and can contribute to chaos in commercial areas and public ways has come and gone in CT. With adult-use being open now for more than a month, the crowding across CT was minor, lasted for about two days and was exacerbated by fewer than ten dispensaries being open. There are a lot more now, which creates geographic relief. Even that was radically less activity than we saw years back in Massachusetts opening their adult-use market a few years ago.

A good example of this is our Bristol dispensary. Chief Gould and Mayor Caggiano were worried about creating a traffic snarl on Rte. 6 when we opened for adult-use sales on Friday 17FEB23. We agreed to hire two (2) uniformed, off-duty Bristol Police officers to conduct traffic control from open until close for the first seven (7) days. They never once actually needed to engage in traffic control activity. In fact, after day three or four, the Officer (Berube) that was our POC indicated that this precaution had been unnecessary. He told our GM that he was going to recommend to the Chief that they discontinue. Mostly what was accomplished was two BPD cars taking up two of our parking stalls. I'd encourage anyone with continued concern over this to reach out to City of Bristol for their thoughts. It's just simply the rush that's never coming. Having orchestrated dozens of dispensary openings over the past eight (8) years in more than twenty (20) states, I am happy to discuss the realities of this with anyone that has questions. Please send them my way.



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February 14, 2023

*Via Certified Mail/
Return Receipt Requested*

Joseph Mathieu, Chair
Colchester Conservation Commission
127 Norwich Avenue
Colchester, CT 06415



Re: Solar Energy Project, 524 NLR LLC Project, 524 New London Road, Colchester, Connecticut

Dear Mr. Mathieu:

Please be advised that this office represents 524 NLR LLC, a developer of renewable energy facilities. This letter is being sent to inform you that 524 NLR LLC intends to develop a 4.0-megawatt ("MW") alternating current ("AC") ground-mounted solar photovoltaic ("PV") system located at 524 New London Road, Colchester, Connecticut ("Property").

This letter is to advise you that 524 NLR LLC will be filing a petition for declaratory ruling with the Connecticut Siting Council on or after February 17, 2023, to seek to develop its solar project at the Property.

Once filed, a full copy of the Petition will be placed on file at the Town Hall for the Town of Colchester, or an electronic copy of the Petition will be provided to the Town. In addition, an electronic copy of the petition will be available on the Siting Council's website at www.ct.gov/csc. Should you have any further questions or concerns regarding this matter, please contact me at 860-424-4315 or the Connecticut Siting Council.

Sincerely,

A handwritten signature in cursive script that reads "Lee D. Hoffman".

Lee D. Hoffman