

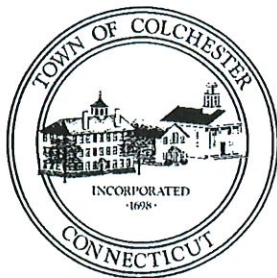
Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415
PLANNING & ZONING COMMISSION
WEDNESDAY, April 27, 2022
MEETING AT 7:00 P.M.

AGENDA

1. **Call to Order**
2. **Additions or Deletions to the Agenda**
3. **Minutes of Previous Meeting**
 - a. April 6, 2022
4. **Public Hearings**
5. **Five Minute Session for the Public**
6. **Pending Applications**
7. **New Applications**
 - a. Colchester Senior Center – 127 Norwich Ave – Site Plan (2022-006)
 - b. Niantic Bay Group LLC – Rutka Ln – Site Plan (2022-007)
 - c. Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008)
8. **Preliminary Reviews**
9. **Old Business**
10. **New Business**
 - a. Joseph Pugliares – 111 Norwich Ave – Site Plan (2022-005)
11. **Planning Issues and Discussions**
 - a. Discussion re: Municipal Regulation of Cannabis Establishments
12. **Correspondence**
 - a. Email titled “Curaleaf” from Erik Wolfgang-Pinto dated 4/5/22 and attachment
13. **Adjournment**

RECEIVED
COLCHESTER, CT
2022 APR 25 PM 2:41
Mylee Furrman
975.5.FURMAN



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Planning & Zoning Commission

April 6, 2022 7:00 p.m. Town Hall Rm 1

Members Present: Chairman J. Mathieu, Vice Chair J. Novak, B. Hayn, S. Smith (arrived late), M. Noniewicz, S. Nadeau **Absent:** M. Kehoegreen

Others Present: Planning Director M. Bordeaux and Applicants

MINUTES

RECEIVED
COLCHESTER, CT
2022 APR -8 AM 8:55
M. FURMAN

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:10 pm
2. **Additions or Deletions to the Agenda** – None
3. **Minutes of Previous Meeting**

- a. March 16, 2022 – Motion by B. Hayn to approve minutes as written, 2nd by J. Novak. **Vote was unanimous, motion carried.**

4. **Public Hearings**

- a. Hop Culture Farms and Brew Co LLC – 144 Cato Corner Rd - Special Permit Modification (2022-004) – Chairman Mathieu asked attendees if there were any concerns about the commissioners seated for the hearing. Member S. Nadeau recused himself from this portion of the meeting due to a personal conflict of interest and took a seat with the audience. M. Bordeaux introduced the application from Hop Culture Farms and Brew Co LLC, requesting a modification to their previously approved special permit in order to revise their statement of use to diversify their revenue streams and expand hours of operation. Applicant/Owner Heather Wilson spoke of the desire to recover from some of the impacts of the pandemic. They will be adding berry patches and fruit trees and looking into other types of farm-to-table offerings.

The Chairman asked if anyone in attendance would like to speak in support of the application. Leslie Curtis, Heide Perham, R. Arsenault, Chris Ozmun, F. Medina, T. Curtis, J. Henke, T. Richardson, Scott Wood, B. Curtis, all spoke in favor of the application. The Chairman asked if anyone desired to speak in opposition of the application. Hearing none, he mentioned two pieces of testimony submitted in writing. Regarding concerns about the noise level coming from the farm, the owners have made changes based on feedback to move musicians and food trucks further away from the property line.

There were no additional comments or recommended modifications from staff. Motion by B. Hayn to close Public Hearing. 2nd by J. Novak. **Vote was unanimous, motion carried, hearing closed.**

Motion by J. Novak to move agenda item #10 up to #5. 2nd by B. Hayn. **Vote was unanimous, motion carried.**

5. New Business

- a. Hop Culture Farms and Brew Co LLC – 144 Cato Corner Rd - Special Permit Modification (2022-004) – Members discussed the application. Chairman Mathieu stated the Right-to-Farm and commercial aspect of the agricultural use is consistent with the spirit of our regulations. Motion by J. Novak to approve the Special Permit Modification at 144 Cato Corner Road to amend the statement of use consistent with the letter received April 1, 2022 and that the conditions applicable to the Special Permit (SP2018-003) granted on September 26, 2018 will remain in effect and the use of amplified music shall be conducted in compliance with the provisions of Section 8.9.9.E.3 of the Colchester Land Development Regulations regarding sound systems used at outdoor events, 2nd by B. Hayn. ***Vote was unanimous, motion carried.*** S. Nadeau rejoined the meeting after his recusal.

6. Five Minute Session for the Public – None

7. Pending Applications

- a. Marino Construction LLC – 19 Bigelow Rd - Resubdivision (2022-003) – M. Bordeaux spoke to an amendment made to the land development regulations requiring a lot size of 160,000 sq ft or more to build a two-family home in the Rural Use district. Due to the size of proposed Lot 1 in the Resubdivision, only a single family home will be permitted. An easement for access to the footing drain for Lot 1 will be made on Lot 2. Members discussed the possibility of new sidewalks helping with the sightline concerns. Motion by M. Noniewicz to waive the sidewalk requirement. 2nd by J. Novak. ***Vote was unanimous, motion carried.*** Motion by M. Noniewicz to accept a fee in lieu of open space. 2nd by J. Novak. ***Vote was unanimous, motion carried.*** Motion by M. Noniewicz to approve with conditions to remove reference to building a two-family home on Lot 1 and that all outstanding comments from Chatham Health be addressed. 2nd by J. Novak. ***Vote was unanimous, motion carried.***

8. New Applications

- a. Joseph Pugliares – 111 Norwich Ave – Site Plan (2022-005)

9. Preliminary Reviews

- a. 430 Amston Rd – Two-family to Four-unit conversion – This application is for the conversion of an existing two-family home in the Rural Use district to a four-family home. The parcel is 6.74 acres or approximately 293,590 sq ft and is on public water and sewer. Matthew Pegolo, Pegarch Architecture & Design Services, presented the plans on behalf of the applicant. Members had questions about parking capacity and the need to review nearby wetlands.

10. Old Business

11. Planning Issues and Discussions

- a. Discussion re: Municipal Regulation of Cannabis Establishments – M. Bordeaux discussed the development of regulations in response to the passage of legislation legalizing cannabis for recreational sales. License types and comparable uses for each type in the town's various districts will be explored. Commission members agreed Town Center locations for cannabis should not be allowed. Discussion will continue.

12. Correspondence – None

13. Adjournment – Motion by J. Novak to adjourn, 2nd by B. Hayn. *Vote was unanimous, meeting adjourned at 9:07 pm.*

Respectfully submitted by, Stacey Kilgus, Clerk

**TOWN OF COLCHESTER
PLANNING AND ZONING DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Planning Director *MRB*

DATE: April 25, 2022

RE: Joseph Pugliaries – 111 Norwich Ave – Site Plan (2022-005)

Introduction

The applicant, Mr. Joseph Pugliaries, is proposing to reuse and improve the former bank located at 111 Norwich Avenue in the Town Center Village District. The site located on the north side of State Route 616 (Norwich Avenue) adjacent to the Town Hall (located to the north and east) and Colchester Senior Center (located to the west). The applicant is proposing to construct a building addition and to modify the parking lot to eliminate the westerly curb cut, formerly the exit for drive-through bank teller traffic flow on the site.

The applicant is proposing to occupy the space with an educational facility called Town and Country Early Learning Center (see plans attached). The use is permitted pursuant to Section 5.3.5 of the Colchester Land Use Regulations.

Site Plan

The existing building is approximately 3,500 square feet. A 5,700 square foot building addition is proposed to be constructed to the rear of the building. The building addition will cut off the flow of vehicular traffic around the building.

Proposed customer and visitor parking will be located on the east side of the building. Parent's will be able to pull their cars in toward the building and access a sidewalk adjacent the building to avoid crossing traffic. The parking area proposed to be located to the rear of the building will be for employees or visitors spending a longer duration.

The applicant proposes to remove the pavement around the west side of the building all the way to the street. The area will be restored for use as a play area for the children contained by a 5' solid vinyl stockade fence. The remainder of the area will be restored with turf and landscaping.

A dumpster pad is proposed to the rear of the proposed addition. The pad is depicted to be surrounded by a chain link fence with PVC slats and seven (7) arborvitae shrubs.

The applicant is proposing to construct the rear parking area with pervious pavement to promote infiltration of stormwater and reduce the need for storage. Two stormwater bio-retention / drainage swales are proposed to the north of the rear parking area and to the east of the parking

area alongside the building. Stormwater drainage pipes from around the site perimeter will be connected to the existing drainage system and ultimately discharged to the State's system in Norwich Avenue.

Staff Review

Town staff reviewed the plans and documents submitted with this application and responded to the applicant with a series of concerns. Town staff recently received revised plans and will provide a report on the status that review at the meeting.

Enclosed you will see the outstanding comments from the State of Connecticut Department of Transportation regarding work proposed within the State right of way.

Draft Motion

Move to approve Site Plan (2022-005) for construction a building addition and modification of the parking area associated with a new early learning center at 111 Norwich Avenue, Town Center Village District.

MRB

R:\Boards and Commissions\PZC\2022\04-2022\04-27\2022-005 Memo.docx

Attachments

TOWN & COUNTRY EARLY LEARNING CENTERS

111 NORWICH AVENUE
COLCHESTER, CONNECTICUT

PREPARED FOR
JOSEPH PUGLIARIES

APPROVED BY TOWN OF COLCHESTER
PLANNING AND ZONING COMMISSION

CHAIRPERSON

DATE

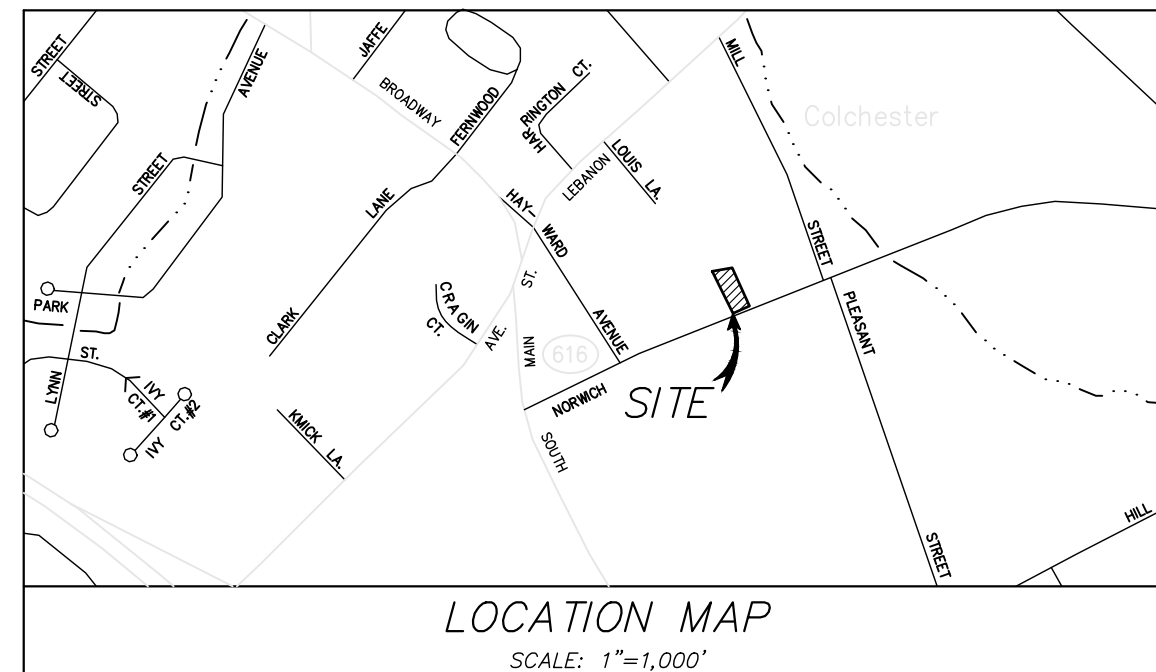


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SHEET 3	SITE DEVELOPMENT PLAN
SHEET 4	EROSION & SEDIMENTATION CONTROL PLAN
SHEET 5 & 6	NOTES AND DETAILS
SHEET 7	LIGHTING PLAN

ZONE: TOWN CENTER (TC)

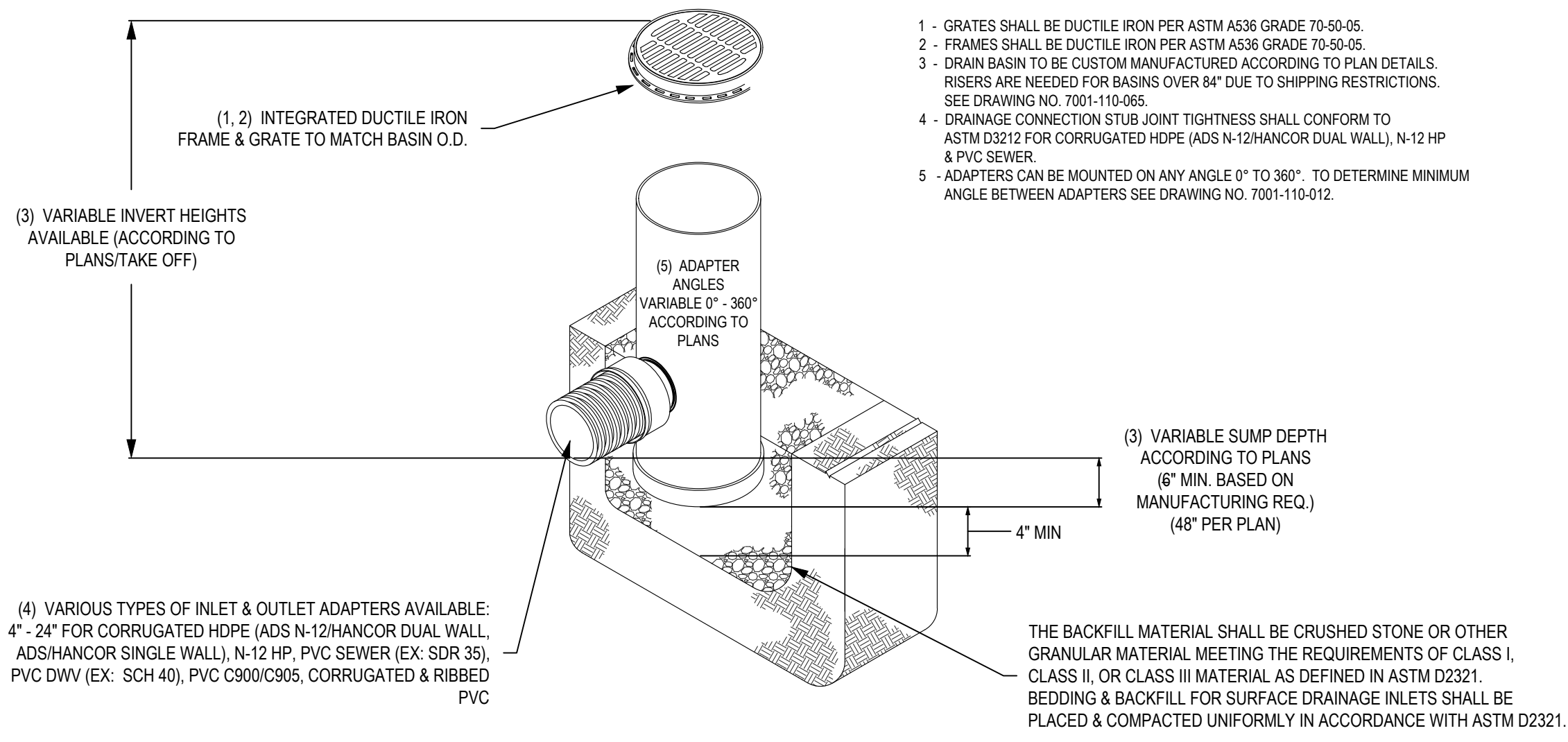
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LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
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EMAIL: JIMD@DUTTONASSOCIATESLLC.COM

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COVER SHEET
TOWN & COUNTRY EARLY LEARNING CENTERS
PREPARED FOR
JOSEPH PUGLIARIES
COLCHESTER, CONNECTICUT

REVISIONS:
04/22/22 - REVIEW COMMENTS

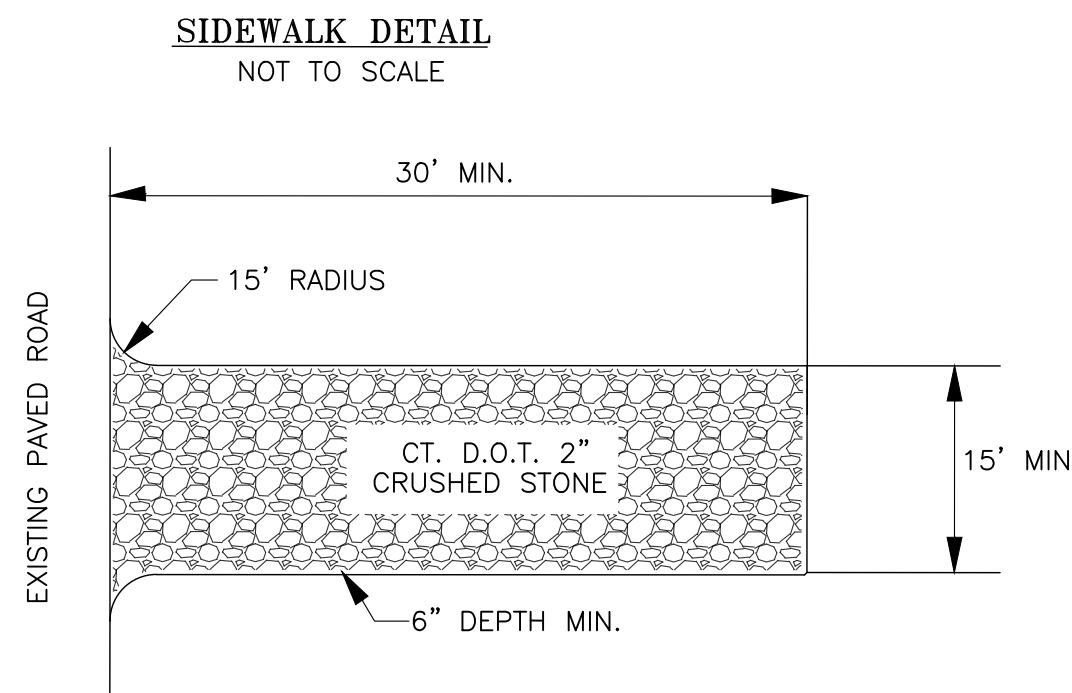
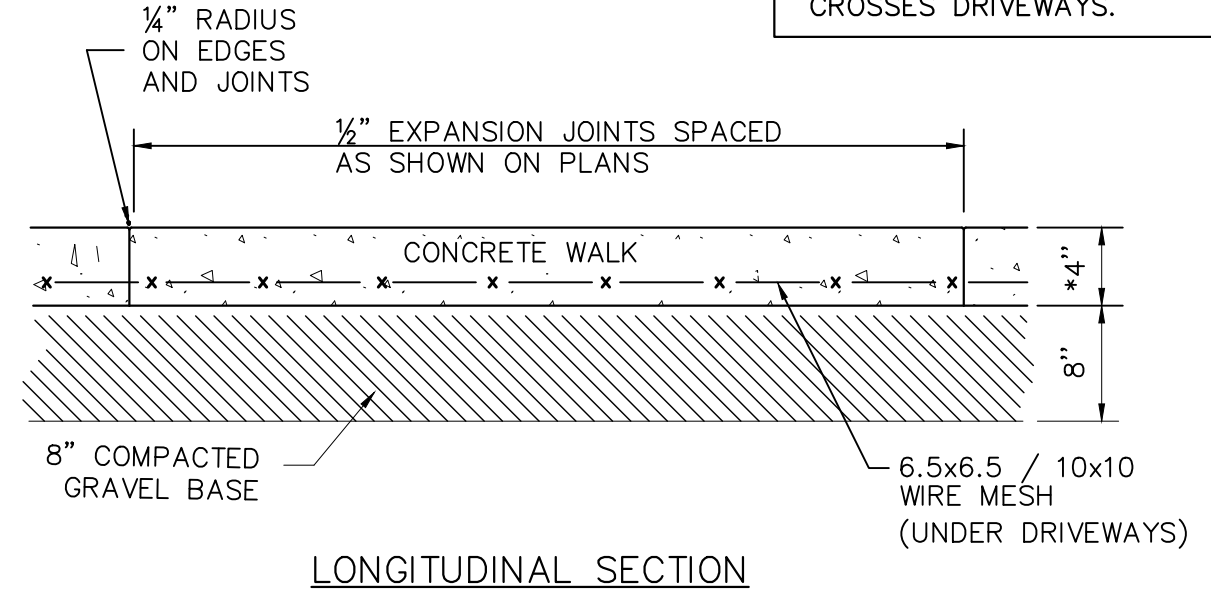
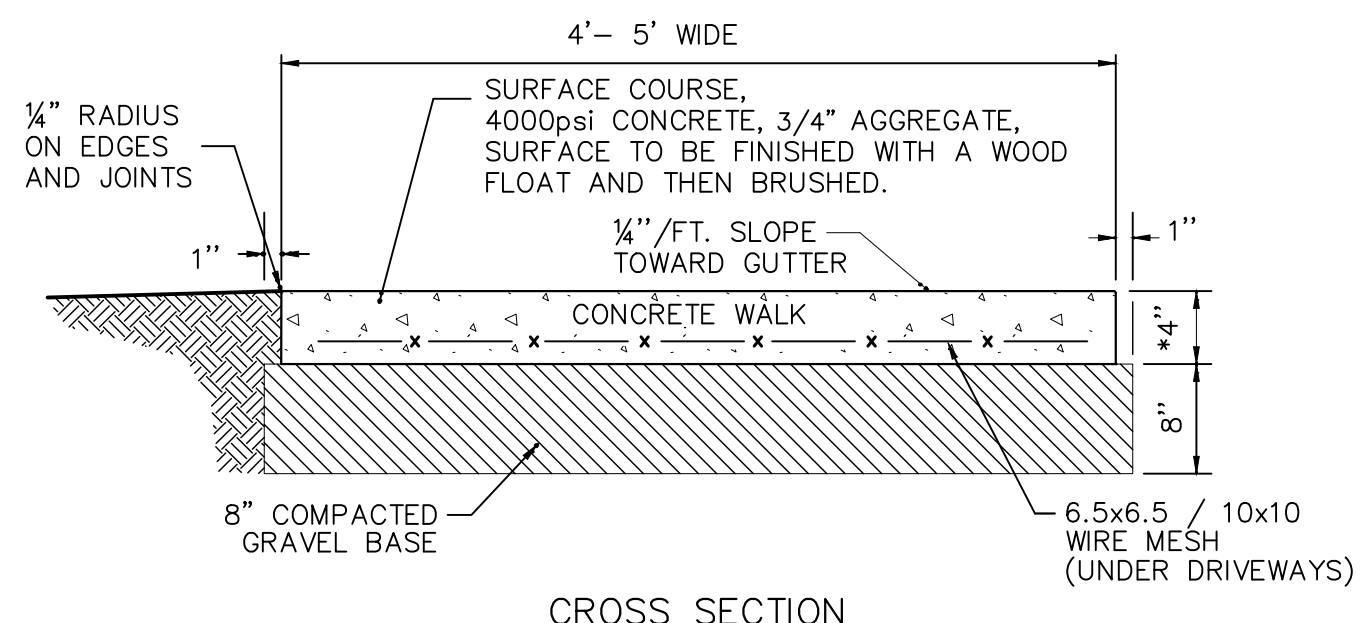
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SCALE: AS NOTED
SHEET 1 of 7
A-22-011
FILE: 22011.DWG



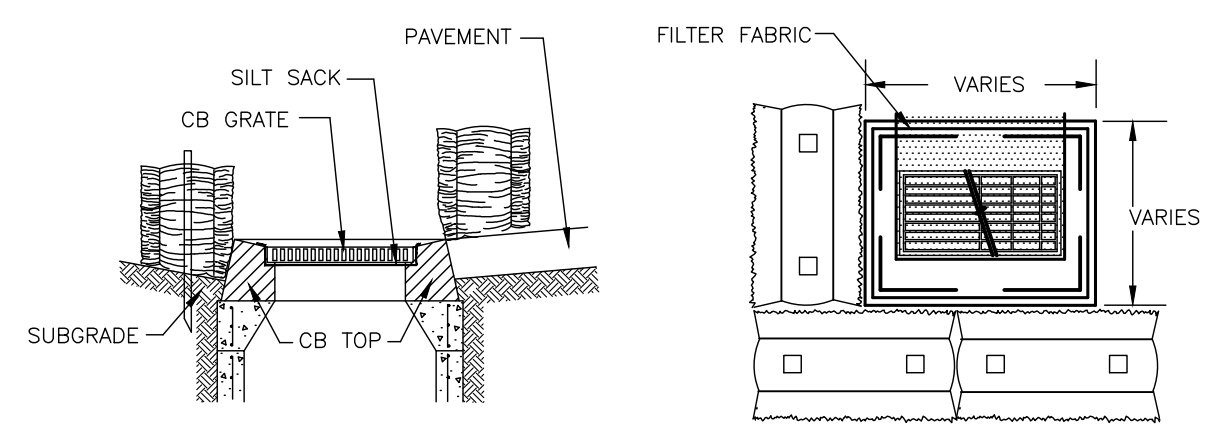
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STANDARD	MEETS H-20	2499GCS	7001-110-217
SOLID COVER	MEETS H-20	2499GSC	7001-110-218
DOME	N/A	2499GCD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2491DI	7001-110-075



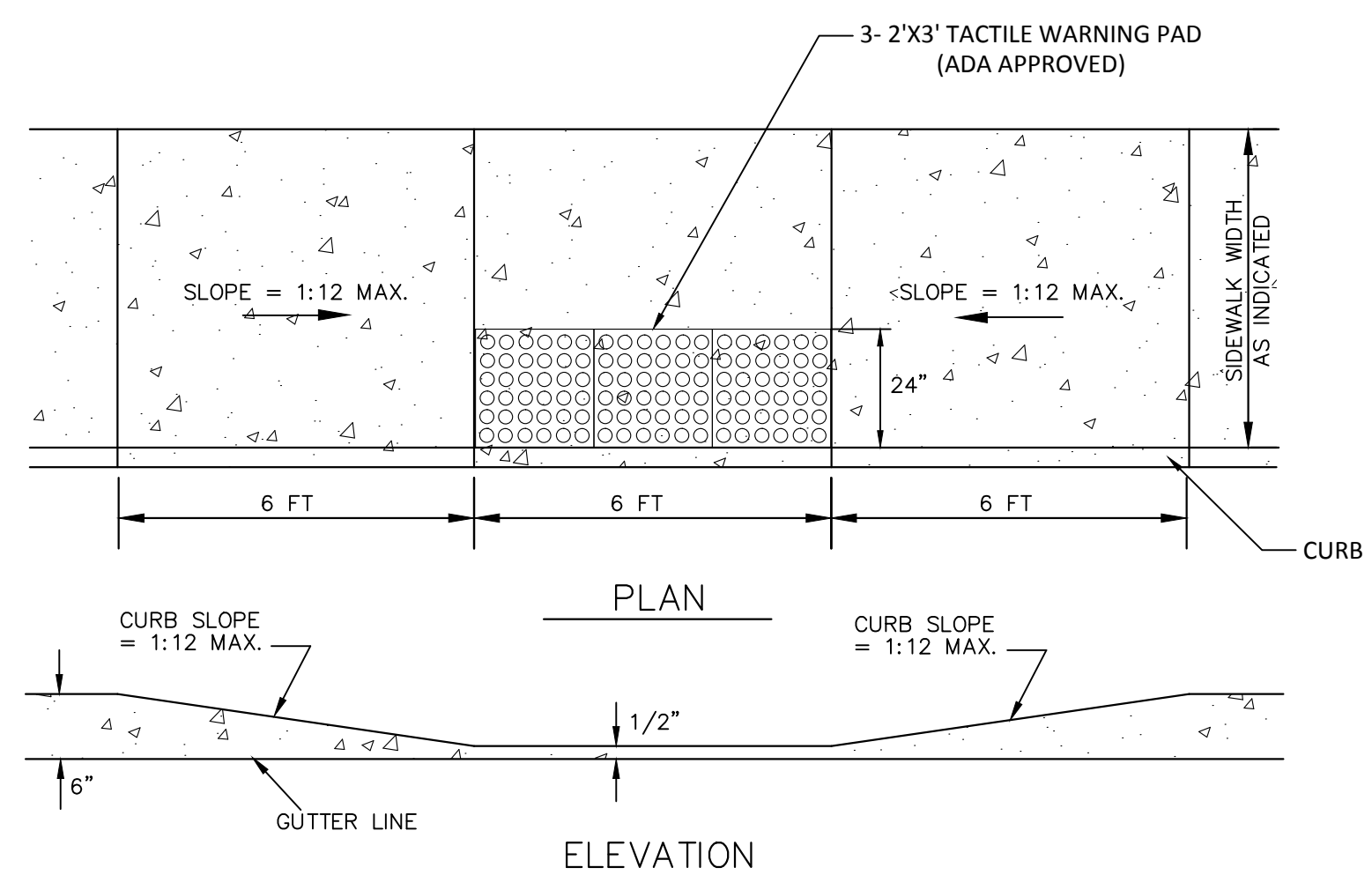
NYLOPLAST 24" DRAIN BASIN & GRATE DETAIL
NOT TO SCALE



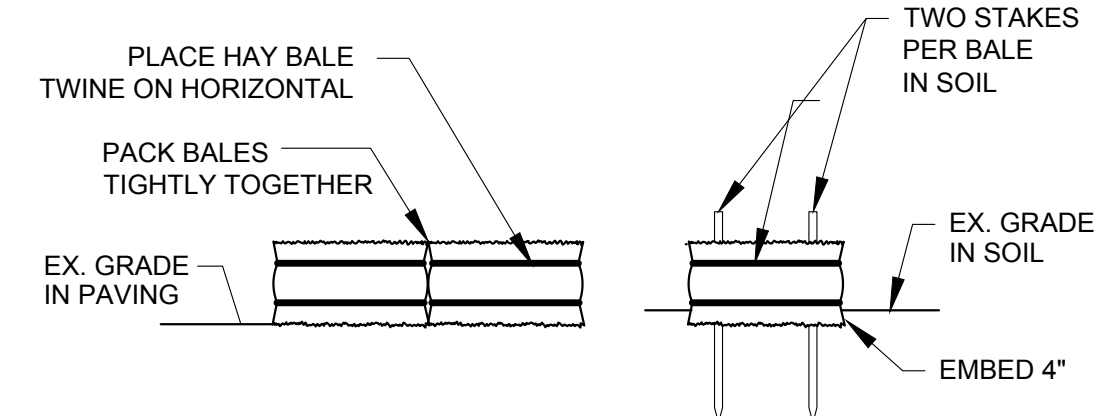
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NOT TO SCALE



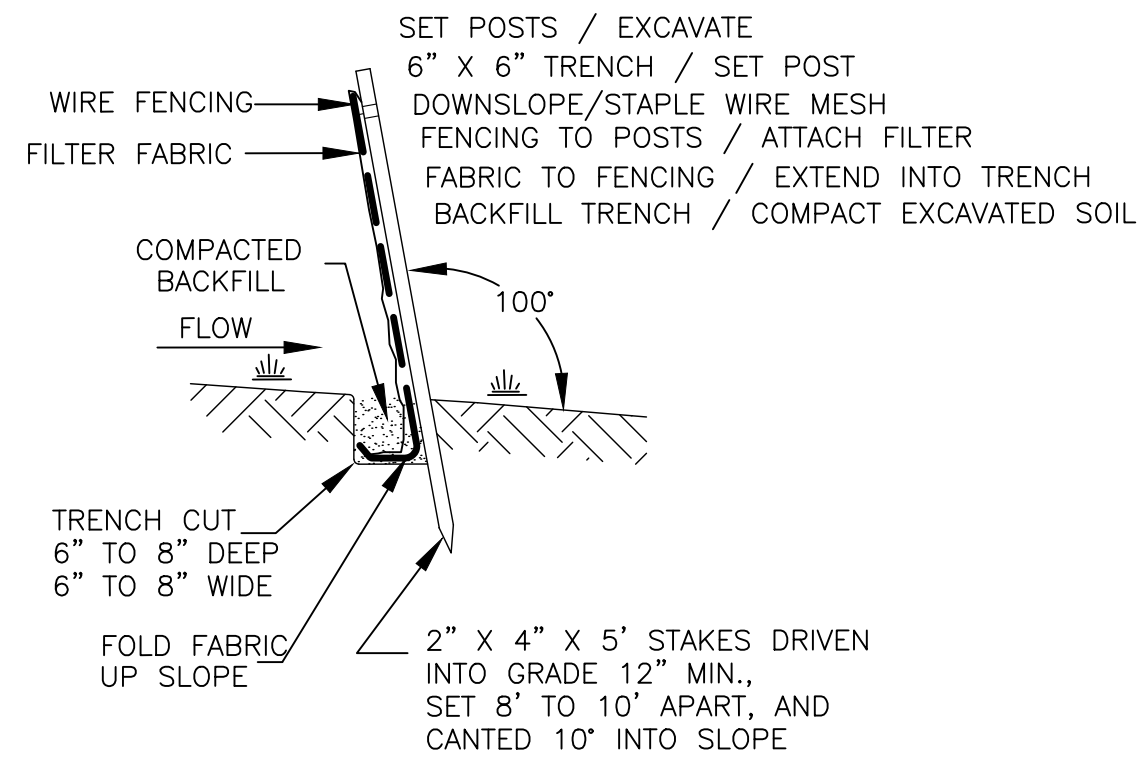
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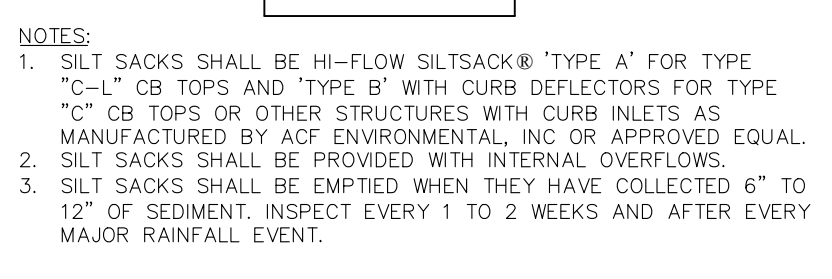
CURB RAMP DETAIL
NOT TO SCALE



HAY BALE BARRIER
NOT TO SCALE



SILT FENCE DETAIL
(NOT TO SCALE)



SILT SACK DETAIL
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

- ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2002 AS AMENDED.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF COLCHESTER OR ITS DESIGNATED AGENT(S).
- THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND OR MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.
- SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS PER ACRE.
- SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.
- ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:

KENTUCKY BLUEGRASS	20 LBS/ACRE
CREeping RED FESCUE	20 LBS/ACRE
PERENNIAL RYE GRASS	5 LBS/ACRE
TOTAL	45 LBS/ACRE

 THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.
- MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDING SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY TWO TO THREE INCHES.
- THE TOWN OF COLCHESTER RESERVES THE RIGHT TO REVISE THE EROSION CONTROL PLAN AS CONDITIONS WARRANT. ADDITIONAL EROSION AND CONTROL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE TOWN OF COLCHESTER.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL NEED TO BE INSPECTED AT LEAST ONCE A WEEK, AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH A RAINFALL AMOUNT OF 0.5" OR GREATER.

EnVision LED

Project: _____ Part #: _____
Type: _____

Large Area Lights Gen 2

3-Power + 3 CCT Selectable

Light up your outdoor area with the new EnVision Bolt Series, our latest line of Area Light fixtures with high lumen per watt efficacy combined with a stunning finish. The EnVision area flood lights are equipped with a die-cast aluminum housing, finished with a matte bronze powder coat paint, and anti-corrosion priming. The Large BOLT series are available in a trunnion, yoke, slip fitter, or straight arm mount. Enjoy lighting up your outdoor area with over 140-145lm/w+ efficiency.

Applications:

- General outdoor lighting
- Landscape lighting
- Pathways, streets, loading areas, etc.
- Stadium lighting
- Ideal for exceptional lighting in car dealerships

Product Information:

- Area Light Gen 1 and Shoebox Fixtures combined into one
- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Suitable for wet location, professionally waterproof IP67
- Type III optics standard/ Type I, II, IV, & V by request
- Slim and architectural fixture
- 1.5ft power cable cord provided
- 7 year limited warranty (refer to website for more info)

Detail Specifications:

- Average life (L70) of 70,000 hours with the integration of Philips Lumileds 3030 chips
- Operating temperature: -40 ~ 122 F
- PF >0.9 / Input: 85A Output: 36-66V DC
- Built-in 10kv surge protector

Certifications:

- UL Listed for USA and CA
- DL Listed
- CA T24 Compliant

LED - ARL2 - Watts - Color - Finish - Bracket - Voltage - Optics - Controls

1 Product	2 Watts	3 Color	4 Finish	5 Bracket	6 Voltage	7 Optics	8 Controls
LED-ARL2 Large Area Light	3P100W 60W 8,700lm 80W 11,600lm 100W 14,900lm	TRI 3000K 4000K 5000K	BZ Black BLK WH White CY Grey CS Custom	YK Trunnion TR Slip Fitter SA Straight Arm SFA Slip Fitter and Straight Arm	UNV 100-277V HV* 277-480V * only available for the 100W and 150W models	II Type II III Type III (Standard) IV Type IV V Type V	None Daylight + Bi-Level Motion Sensor Combo (Optional) PC PCHV 120-277V Protocol 347-480V
	3P150W 120W 17,400lm 130W 19,275lm 150W 21,750lm						
	3P240W 180W 26,100lm 210W 30,450lm 240W 34,800lm						
	3P300W 260W 37,200lm 280W 40,600lm 300W 43,500lm						

40K Color only available in 150W+ Bronze is in stock. Other colors approx. 7 days Bronze is a "Quick Ship"

Specs and model numbers are subject to change with or without notice

EnVision LED Lighting, Inc.
4845 S. Eastern Ave | Bell, CA 90201 | Tel: 323-604-0066 | www.envisionledlighting.com

SCCT ENERGY STAR 5-YEAR WARRANTY IP67 WATER DLC UL LISTED

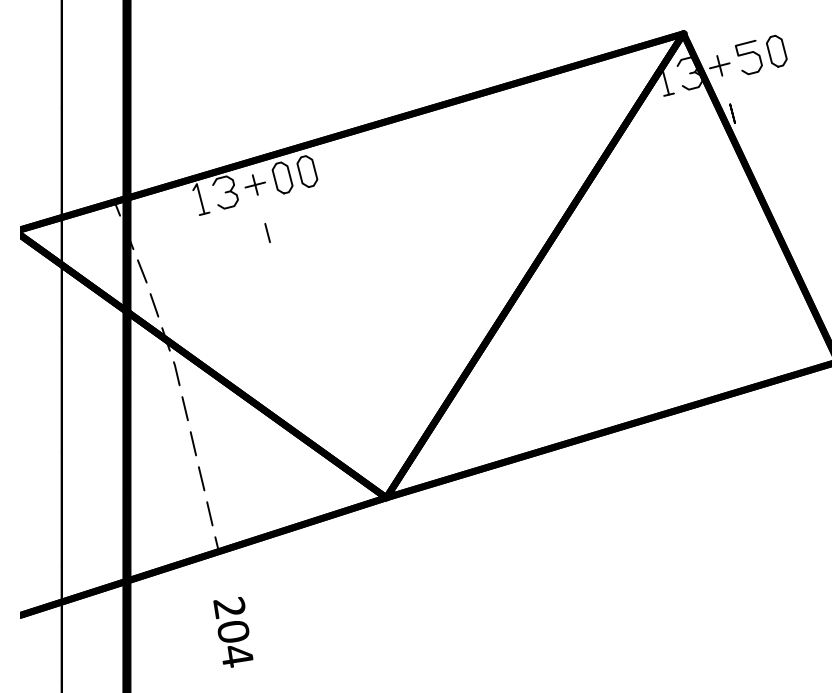
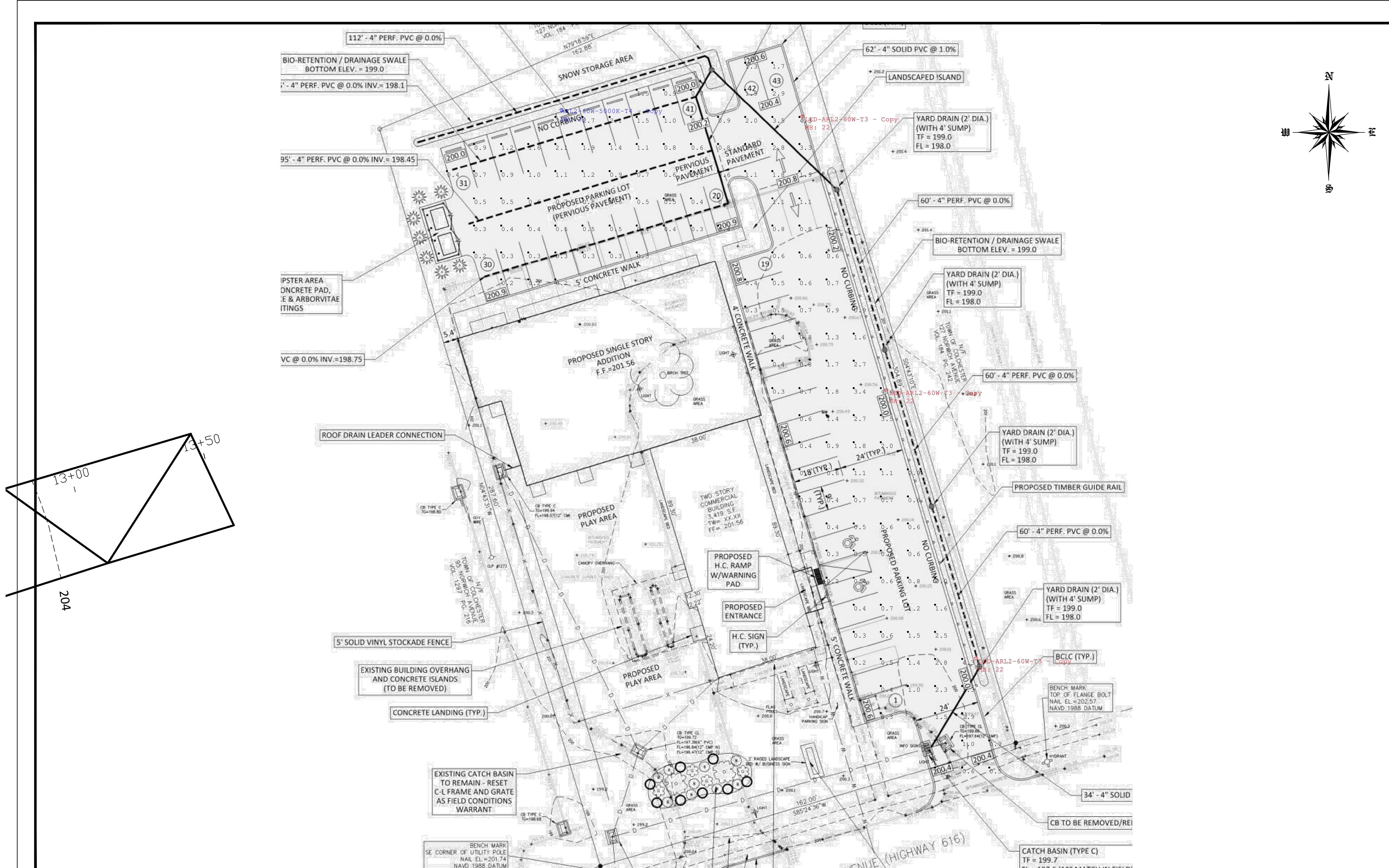
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NOTES & DETAILS
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COLCHESTER, CONNECTICUT

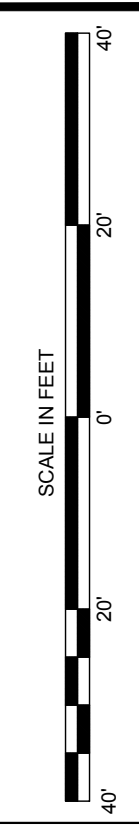
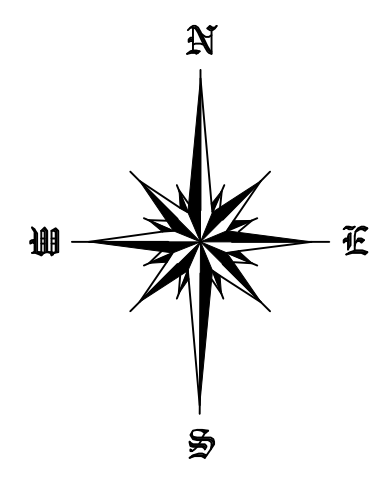
REVISIONS:
04/22/22 - REVIEW COMMENTS

DATE: 02-28-2022
SCALE: AS NOTED
SHEET 6 of 7
A-22-011
FILE: 22011.DWG



Luminaire Schedule		Calculation Summary				
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	3	LED-ARL2-60W-T3 - Copy	8801	60.4	181.2	0.920

Calculation Summary		Avg	Max	Min	Avg/Min	Max/Min
Units	Fc	1.06	4.4	0.2	5.30	22.00



LANGLAIS GROUP INC.
 P.O. BOX 698
 GASTONBURY, CONNECTICUT 06033
 SOUTH WINDSOR, CT 06074
 PHONE 860-288-2372
 FAX 860-648-2480

#	Date	Comments
Revisions		

Drawn By:
 Checked By:
 Date: 4/11/2022
 Scale:

TOWN AND COUNTRY

DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
 GASTONBURY, CONNECTICUT 06033
 TEL: 860-633-9401 FAX: 860-633-8851
 EMAIL: JMD@DUTTONASSOCIATESLLC.COM

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TOWN & COUNTRY EARLY LEARNING CENTERS
 JOSEPH PUCLARIUS
 COLCHESTER, CONNECTICUT

REVISIONS:
 04/22/22 - REVIEW COMMENTS

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DISTRICT II
171 Salem Turnpike
Norwich, Connecticut 06360
Phone:



April 12, 2022



Mr. Mark A. Reynolds, P.E.
Reynolds Engineering Services, LLC
63 Norwich Avenue, Suite 202
Colchester, CT 06415

Dear Mr. Reynolds:

Subject: Town & Country Early Learning Centers
111 Norwich Avenue / Route 616
Town of Colchester

The Department of Transportation (Department) has reviewed your latest plans for the above-noted subject received March 24, 2022, entitled, "Town & Country Learning Centers" dated February 28, 2022. Your submittal/application to work within the State right of way or perform work that may affect State property is denied based on the following comments:

1. Provide STOP sign, stop bar, and DYCL on site drive.
2. Provide sightline demonstration plan for the new driveway.
3. Please provide a detail for the breakaway sign support system in the plan set. If you would like a PDF version of the Breakaway Sign Support detail sent to you electronically, please email Mr. Gary Brigham at gary.brigham@ct.gov.
4. Call out the radius on the proposed drive.
5. Revise plans to show the proposed curbing in the radius of the proposed drive is not blocking the sidewalk.
6. The existing drive to the west of the proposed drive must be removed, curbed, loamed, and seeded. Revise plans accordingly.

When you resubmit, please provide two sets of plans, 40 scale or larger, reflecting the above-noted comments. Please note that any resubmission may generate additional comments and concerns and in no way guarantees the issuance of an encroachment permit. An encroachment permit must be obtained prior to performing any work within or affecting the highway right of way.

If you have any questions in regard to this matter, please contact Mr. Gary Brigham of this office at (860) 823-3114, or by email at gary.brigham@ct.gov.

Sincerely,

For Carlos M. Wimberly
Special Services Section Manager
Bureau of Highway Operations

cc: Colchester Planning and Zoning

Curaleaf

Erik Wolfgang-Pinto <ewolf.pinto@gmail.com>

Tue 4/5/2022 8:45 AM

To: Matthew Bordeaux <planner@colchesterct.gov>

Good morning Matt,

Thanks for taking the time to speak with me yesterday regarding 179 Linwood Avenue as well as Westchester Plaza.

Patrik Jonsson (head of our group), will be constructing something to present that will illustrate our identity and intention.

As stated yesterday, I am in line to automatically receive a retail license via a social equity joint venture with Curaleaf and the town of Colchester is high on my radar as a potential location.

However, it sounds as if the 2 locations in Colchester we saw yesterday that we really liked, are not currently being perceived by Colchester as locations where cannabis retail would be permitted.

I implore Colchester to allow cannabis retail in the areas of town that would give said business it's best chance for success. At this point in time, we believe those areas to be, 1- 179 Linwood Avenue and 2- Westchester Plaza.

Towns that allow cannabis retail in optimal locations receive a tremendous amount of tax revenue, home values rise and there are reductions in crime rates amongst other benefits. There is also no evidence to support any increase in teenage consumption.

We look forward to submitting further identification and testimony.

Please feel free to reach out anytime via email, call or text

Thank you- Erik

--

Erik Wolfgang-Pinto, LCSW
130 Utopia Rd. Unit 13
Manchester, CT 06040

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A SOCIAL EQUITY JOINT VENTURE INITIATIVE

The Collective consists of 10 Connecticut social equity applicants that will be getting their adult-use cannabis licenses through a Social Equity Joint Venture with Curaleaf. Using this type of JV, made possible through the state's regulations, these operators will be able to bypass the public license lottery application and are guaranteed to get a license.

The Collective's CT members are fully supported by Mr Patrik Jonsson, Curaleaf's former Regional President for the Northeast. Mr Jonsson left Curaleaf in March '22 to form his own venture (The Collective) that will focus on partnering with minority, veteran and women owned businesses on the East Coast. He has for the last few years mentored and collaborated with several minority owned cannabis businesses in MA, MD & NJ, and is well respected in the industry.



Mr Jonsson first entered the cannabis industry in 2013 in Massachusetts and has held senior positions with Fidelity & State Street Global Advisors, while also launching two successful startups.

Why The Collective

With support from both Curaleaf, Mr Jonsson, and a network of industry experts recruited by Mr Jonsson, The Collective will stand up 10 successful adult-use cannabis businesses owned by our social equity partners in Connecticut. This group of experts have opened 20+ stores across the country and will use proven industry best practices to ensure our dispensaries will operate with no negative impact to the surrounding area and become valuable members of the community.

The majority of the 10 licenses being applied for will be dispensaries. Due to state regulations that require that all dispensaries backed by the same original operator (in this case Curaleaf) be 20 miles apart, we will strategically place our dispensaries in what we believe are key areas, both from a geographical and a local site location perspective.

Colchester

With a great central location in New London County, the Colchester area was quickly identified as a top location for one of our dispensaries. Being along Route 2 it will provide adult-use customers between Hartford & New London a convenient choice for their cannabis needs.

Having visited the property on Westchester Road in Colchester we believe this site is an ideal location for a dispensary due to its location at a busy intersection, the overall building size and blank canvas floorplan, and the abundance of parking spots.

On behalf of The Collective and our social equity members hoping to enter the cannabis industry, we greatly appreciate your consideration to work with us.

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