

# Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

## PLANNING & ZONING COMMISSION

Wednesday, April 19, 2023  
7:00 pm – Town Hall Meeting Room 1  
Regular Meeting  
AGENDA

RECEIVED  
COLCHESTER, CT  
2023 APR 17 AM 11:22  
Gayle Furman  
TOWN CLERK

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
  - a. Special Meeting 4/5/23
4. Public Hearings –
  - 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 2023-003 of ARK Distillery, LLC (Applicant) and ARK Station, LLC (Owner)** - Special Permit Application for proposed distillery at 200 Lebanon Avenue (Assessor's ID 22-00/039-000). Zoning District: Town Center (TC).
  - c. **PZC 2023-005 of Mary J. McDonald (Applicant) and Gingerfield Associates (Mary J. McDonald & Fred J. Criscuolo, Owners)** - Zone Change from Future Development (FD) to Rural Use (RU) for 90± acres of land located on Chestnut Hill Road (Assessor's ID 4E-05/004-011) Zoning District: Future Development (FD).
  - d. **PZC 2023-002 of the Colchester Planning & Zoning Commission (Applicant)** - Proposed Amendments to Sections 3.2, 3.4, 4.2, 5.3.1, 5.7.2, 15.3, and 20.4 of the Land Development (Zoning) Regulations.
5. Five Minute Session for the Public
6. Pending 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).
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d. **PZC 2023-002 of the Colchester Planning & Zoning Commission (Applicant)** - Proposed Amendments to Sections 3.2, 3.4, 4.2, 5.3.1, 5.7.2, 15.3, and 20.4 of the Land Development (Zoning) Regulations.

**7. New Applications**

**8. Preliminary Reviews**

**9. Old Business**

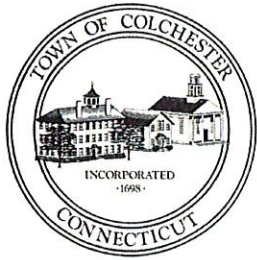
**10. New Business**

**11. Planning Issues and Discussions**

a. Zoning Enforcement Officer Status Report

**12. Correspondence**

**13. Adjournment**



# Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

Wednesday, April 5, 2023  
7:00 pm – Town Hall, Room 1  
Special Meeting  
MINUTES

RECEIVED  
COLCHESTER, CT  
2023 APR -6 PM 3:54  
Gayle Furman  
TOWN CLERK

**Members Present:** Chairman J. Mathieu, B. Hayn, S. Smith, M. Kehogreen, M. Noniewicz  
**Also Present:** Planning Director Demian Sorrentino, ZEO Ariel Lago, Land Use Assistant S. Kilgus, applicants  
**Members Absent:** S. Nadeau, Vice Chair J. Novak

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. Regular Meeting of 3/15/23 – B. Hayn motion to approve minutes as written, 2<sup>nd</sup> by S. Smith. During discussion, M. Noniewicz questioned the approval of the accessory structure due to the minutes being unclear. B. Hayn withdrew his first motion. Amended to reflect that the size of the accessory structure should be below a certain threshold to be permissible by the ZEO and would not have to go to the commission. Motion by B. Hayn to approve as amended, 2<sup>nd</sup> by S. Smith. Motion carried with M. Noniewicz abstaining.
4. **Public Hearings** –
  - 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) – Chairman Mathieu asked those in attendance if they had any concerns with commissioners seated. Hearing none, he asked the applicant to speak about the application. Gordon Videll with HWY 95, LLC discussed the applicant which is a social equity joint venture with an existing medical dispensary. They are proposing an adult-use cannabis retail location in an existing retail plaza at 493 Westchester Rd. Tom Mackry with Still River Wellness was in attendance as well as Bill Bascetta from MVP Investments who would be handling the interior build of the store. T. Mackry explained how the store would operate, hours of operation, number of employees and the process for placing orders. When they first submitted their application, they planned on only allowing online orders with specific pick-up times. Over the last couple months, they have realized that walk-in sales do not adversely affect the operations and as long as they have staff and space available, they would allow them. Commissioners expressed concern that the information being presented at the hearing differs from the original narrative submitted with the application. There was a concern about space available for customers waiting in line to avoid a line outside the store. The security plan, ordering process, cash controls and the delivery process

were also discussed. The applicant will revise the narrative to include the points that have changed since their other dispensary has been in operation for adult-use sales. Chairman Mathieu asked if there was any testimony in favor. Hearing none, he asked if there was anyone who wanted to speak in opposition to the application.

- M. Mikalski spoke about public health concerns and property values.
- M. Nettleton stated Westchester Village isn't the right area for a cannabis store.
- J. Nettleton does not think the store should be located near the bar that is already in the plaza.
- M. Nettleton discussed hours of operation, traffic, school children and car accidents.

Motion by M. Noniewicz motion to continue the public hearing until the next regular meeting on April 19<sup>th</sup> so the applicant can make some revisions to their application. 2<sup>nd</sup> by B. Hayn. Vote was unanimous, motion carried.

- b. **PZC 2023-003 of ARK Distillery, LLC (Applicant) and ARK Station, LLC (Owner)** - Special Permit Application for proposed distillery at 200 Lebanon Avenue (Assessor's ID 22-00/039-000). Zoning District: Town Center (TC). – Mark Reynolds, P.E. spoke on behalf of the applicants. He discussed a reduction in impervious pavement on the site. He stated there will be no activities conducted on the site that would pose a threat to the small portion of the Aquifer Protection Zone on the parcel. He spoke about the site plan application and the adaptive reuse of the location that was formerly a furniture retail store. They are proposing a one-way traffic pattern around the building with parking in the rear. Existing pavement will be reduced in favor of a gravel parking area. The Zoning Board of Appeals recently approved an application for a variance of the driveway from 15' to 12'. There will be no expansion of the building footprint. Current drainage patterns will be maintained. The Conservation Commission approved an application for activity in the upland review area of wetlands on the property. Utilities, lighting, sidewalks, signage and landscaping were also discussed. Applicant Susan Caron stated the maximum capacity of the building is 49 people and there will be a maximum of five employees. Commissioners stated the applicant should speak to each point in the APZ regulations even if the answers are "none". Chairman Mathieu asked if anyone else would like to speak in favor of the application. Hearing none, he asked if anyone wanted to speak in opposition.

-Leo Tupay asked about noise coming from the location late at night. The applicant stated they will close by 8:00 pm and with such a small capacity, do not anticipate any excessive noise at all. Only 2 oz of spirits may be served per customer.

Commissioners wanted to continue the public hearing until the applicant addresses the APZ regulations and provides a photometric plan for the site lighting. Motion by M. Noniewicz to continue the public hearing until the next regular meeting on April 19<sup>th</sup>. 2<sup>nd</sup> by B. Hayn. Vote was unanimous, motion carried.

- c. **PZC 2023-002 of the Colchester Planning & Zoning Commission (Applicant)** - Proposed Amendments to Sections 3.2, 3.4, 4.2, 5.3.1, 5.7.2, 15.3, and 20.4 of the Land Development (Zoning) Regulations. – Chairman Mathieu asked if anyone would like to speak in favor of the application. Hearing none, he asked if anyone wanted to speak in opposition. Hearing none, he asked staff to speak to the proposed changes. D. Sorrentino gave an overview of what will be changing.

M. Kehogreen left the meeting at 9:03 pm.

Motion by M. Noniewicz to continue the public hearing until input from abutting towns has been received within the 30 day window for responses. 2<sup>nd</sup> by B. Hayn. Vote was unanimous, motion carried.

5. **Five Minute Session for the Public** – M. Mikalsi asked if there was a requirement for posting a sign at the location about the public hearing. D. Sorrentino explained that is not a requirement in this town as it might be in other towns.
6. **Pending Applications** – All public hearings were continued. No deliberation or action.
  - a. **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)
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7. **New Applications**
  - a. **PZC 2023-006 of ASW, LLC (Applicant) and Roaring Brook Advisors, LLC, Kathleen B. Fabian, and Patrick M. Shugrue (Owners)** – Zone Change from Future Development (FD) to Suburban Use (SU) for 57± acres of land located on Lake Hayward Road (Assessor's ID 03-09/049-000 - 19± acres; Assessor's ID 03-09/52B-000 - 18± acres, and Assessor's ID 03-09/52A-000 – 20± acres) Zoning District: Future Development (FD). – Application was received by the commission.
8. **Preliminary Reviews** –
  - a. **Hop Culture Farms & Brewing Co., 144 Cato Corner Road** – Discussion regarding establishment of regulations for recreational campgrounds in the Rural Use (RU) District. – Heather Wilson, owner, appeared before the commission to ask about developing regulations for recreational campgrounds in the rural use district. She is proposing this in the hopes of adding a small seasonal campground to their property which is currently a farm brewery. Noise, amenities, and alcohol consumption were discussed. Commissioners were receptive to the idea. Mrs. Wilson will do some research on other towns regulations and put together a proposal for the commission to consider.
  - b. **Anthony Gargano (Gano's Power Equipment), 120 Linwood Avenue** – Discussion of possible modifications to approved Site Plan for temporary parking "pull-off" on Linwood Avenue (CT #16). – Anthony Gargano, owner, proposed a resolution to the problem with the existing parking spaces along the front of his building on Linwood Ave. A previously approved site plan had those spaces being removed in favor of a continuous sidewalk and new landscaping. Mr. Gargano is proposing a continuation of the sidewalk, a smaller landscaping area and a one-way turn-off lane for customers who are making a quick stop, or a truck and trailer stopping in to the store. Commissioners were happy with the compromise. D. Sorrentino asked if the commission would allow approval administratively rather than having to go back to the commission once again. Motion by M. Noniewicz to authorize the Planning Director to approve the application administratively. 2<sup>nd</sup> by B. Hayn. Vote was unanimous, motion carried.

**9. Old Business - None**

**10. New Business – None**

**11. Planning Issues and Discussions**

a. Zoning Enforcement Officer Status Report – None

**12. Correspondence – None**

**13. Adjournment** – Motion to adjourn by M. Noniewicz, 2<sup>nd</sup> by B. Hayn. Vote was unanimous, motion carried. Meeting adjourned at 9:33 pm.

Respectfully submitted by: Stacey Kilgus, Land Use Assistant

## **Exhibit 2**

### **Security Plan**

(Edited 04/12/23)

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 Key Employee 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 Key Employees will be designated as “Key Employees”. 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 Key Employees**

Dispensary facility Key Employees 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 Key Employees will go through the state’s mandatory licensing regulations including a criminal background record check.

#### **Cameras 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 online, 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 been specifically 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 will occur at the same time as the registered Key Employees 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 will any business be conducted without the registered Key Employee on the premises. Once inside, admissions and security personnel will coordinate access to customers and registered visitors by providing them with a visitor badge for display/temporary use and escorting them.



## **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 will 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 where limited and controlled access can be granted to registered customers and other authorized personnel to allow them access to the secured dispensing area of the dispensary only. The limited access area will only be accessed through a secure door controlled by the Check-in Aide admissions clerk. Access to this area is limited to customers, employees, 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.

### **Access Controls**

Critical data assets will be stored within the secure recording-documentation room. The computer inside these rooms will be connected to the Dispensary video recording system, and the State of Connecticut Seed-to-Sale Tracking 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 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 will be monitored by fixed focal length hemispheric cameras and will be connected to one of the NVR channels with facial recognition capabilities.

**Authorized Visitors** - Contractors or other authorized visitors will record their identification numbers, name, address, telephone number, purpose of the visit, organization name and times in/out and be issued a Visitors badge. Upon admittance, all authorized persons and contractors will be escorted by authorized Dispensary staff. At no time will non-employed authorized persons, visitors, or any other persons be authorized access to the Dispensary Limited Access areas 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.

**Customers** - Customers will, upon validation of ID, be authorized access to the secure dispensing area. Controlled access to the dispensary will then be granted through a direct access door for the customer by the check-in aide. The Dispensary Security personnel will have a physical presence in all public areas and will remain ready at all times. Under no circumstances will 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 will enter the secure admittance area, scan their magnetic access control card, 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 visitors must be logged in and out (name, address, telephone number, identification number, business purpose, time in/out) and that log will be made a part of the Dispensary regular business records and kept on file for a period of at least 5 years. All visitor identification badges will be returned to the check-in aide upon exiting the restricted access area, who will record the time of departure in the admittance log.

All employees, contractors, customers, or other persons entering the facility will 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 or government ID with a photograph and evidence of customer status as authorized by law. The check-in aide will verify the validity of such identification.

The admittance area will require the check-in aide to authorize all persons to enter only upon verification of valid identification. Admittance will be authorized by an electronic device that unlocks the door. The check-in aide will always remain behind the admittance window. Should any person attempt to gain access unlawfully, or attempt to coerce, attempt robbery, or any other criminal activity, the check-in aide will 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 will be authorized access in or out of this area until law enforcement has responded and made the area safe).

**Restricted Access Areas** - Cannabis products will only be physically located in a restricted access area in an approved locked vault. The posting of a sign which will state in the English language “Do Not Enter - Restricted Access Area,” will identify these areas. All rooms located within restricted access areas will be clearly described by the posting of a sign adjacent to the door allowing access to the rooms, which will be clearly labeled.

The 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 will be monitored by video surveillance and alarmed and it is the policy that should an alarm sound, a designated representative will respond within thirty 30 minutes to provide alternative security for the Alarm Site. Alarms will 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 will be granted access to the secured dispensing area which will be designated as a limited access area. Access to these areas will be limited to customers, staff and other authorized visitors 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 budtenders, the check-in aide and be equipped with a complete alarm system.

All cannabis and anything containing cannabis will only be physically located in limited access areas. These areas will be identified by the posting of a sign complying with state law which will state in the English language “Do Not Enter - Limited Access Area.”

While within limited access areas, all persons will be required to display a current validated licensed employee or visitor badge. Failure of any person to properly display such a license badge may constitute grounds for discipline. Employees will notify security, the ownership and management immediately upon observing anyone in a limited access area who is not displaying a badge, who will respond immediately.

Until the arrival of security personnel, a determination will be made as to that persons’ official purpose for being in the limited access area and proximity of a licensed escort. No employee will be required to use force to temporarily detain any person not displaying a badge, but rather will 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 will escort the person to the security office for final determination. All employees involved will fill out a security incident report form, which will 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 will be given to the on-duty Key Employee for investigation and a final determination as to law enforcement’s response, etc. Should violence or threats be received, when possible, the clerk will 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 always track staff movement throughout the dispensary restricted access areas.

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

**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.

### **Alarms**

All limited access areas and building facilities will be alarmed and it is the policy that should an alarm sound during non-business hours a designated representative will respond within 30 minutes to provide alternative security for the Alarm Site. Except for required functional testing, alarms will not be activated for any reason other than an occurrence of an event that the Security Alarm System was intended to report. The alarm will 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 will be tested once per month. Authorized Employees will 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 will remain locked at all times and may only be opened by the check in aide/security. Only those staff needing to have access will be given access through the security area via submission of their thumb print to a biometric security device. Any employee opening a door to allow access for anyone not authorized access to that specific area, will 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 will be transmitted to the central station every twenty-four (24) hours. The Dispensary will enter into 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. 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 will be placed at all points of ingress and egress to signal 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 will be strategically placed within the facility.

**Hold-up Button** – Hold-up buttons will be located at the check-in desk, vault, Key Employee's office, and all cashier counters. 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 will be strategically located throughout the facility and when activated, will 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 will 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 will have magnetic key card locks which will always remain locked. Only those staff needing to have access will be given access. Any employee opening a door to allow access to anyone not authorized access to that specific area, will be terminated immediately.

### **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 will 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 will randomly view external cameras around the facility to ensure its security is maintained. An hourly log will be maintained, and every check performed will be documented by date, time, and initials. Any discrepancies will be reported to management immediately and if there is evidence of a break-in or other physical damage, the scene will be secured, and law enforcement officials and management will be notified immediately. All incidents of this nature will immediately be documented on an incident report form and reported to management.

# EXHIBIT 3

## Traffic Management Plan

(Edited 04/12/23)

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 to establish the most efficient and secure environment for our customers. The following systems and procedures will be implemented to best manage customer flow.

**Customer Parking** – Customers enter the Tri-Town Plaza parking lot from either Route 16 or Route 149 where signs and/or parking spaces will delineate the areas designated for customer parking. Signage will direct customers to the front door of the Adult-use Cannabis Retailer entrance. Adult-use Cannabis Retailer 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 in front of the building and access to the facility will be via the front and side sidewalks.

**Customer Check-In** – Customers will walk up to the front entrance and be allowed access into the admissions area by the Security Guard. The Security Guard will communicate with the Check-in Aide to ensure adequate waiting room space is available and that customer flow is being adequately managed. At the check-in window located in the admission area, the Check-in Aide will greet the customer and verify the authenticity of their government issued ID and confirm their order status. Controlled access to the Secured Dispensing Area will then be granted through a direct access door for the customer by the Check-in Aide based on their Order and check-in priority. The dispensary will utilize an in-store point-of-sale software that will queue customers based on order status, as well as an online ordering platform to streamline the queuing of adult-use customers.

**Pre-Order Customers** - Customers who have placed a pre-order will be directed to the pre-order check-out line and waiting area on the left. Pre-order customers that check-in and enter the Secure Dispensing Area will be placed in the queue for the next available cashier. The Dispensary will utilize an online ordering platform to streamline the queuing of adult-use customers. The software will mandate customers designate a time slot for pickup allowing the staff to control the flow of customers by staggering pickup times. The Dispensary will also offer Delivery service to the surrounding area as well.

**Walk-In Customers** - Walk-in customers will be allowed entrance into the Secured Dispensing Area and directed to the 'Bud Bar' where they will be able to place their in-store order with a Budtender. The Check-in Aide will only allow walk-in customers into the Secured Dispensing Area if the current customer to Budtender ratio at the 'Bud Bar' is two – to – one to ensure there is no loitering within the facility and that they can get the proper attention from a staff Budtender.

The Budtender shall assist the customer who will place an order for approved products on an electronic tablet in the designated area. The order will be electronically sent to the on-duty Vault Technician who will validate the order, amounts, etc., to ensure the authorized transaction limit has not already been dispensed, and if authorized, send the approved order electronically to the dispensing window. Under no circumstances shall customers be authorized to loiter in the limited access areas or anywhere upon the premises or adjacent parking lots.

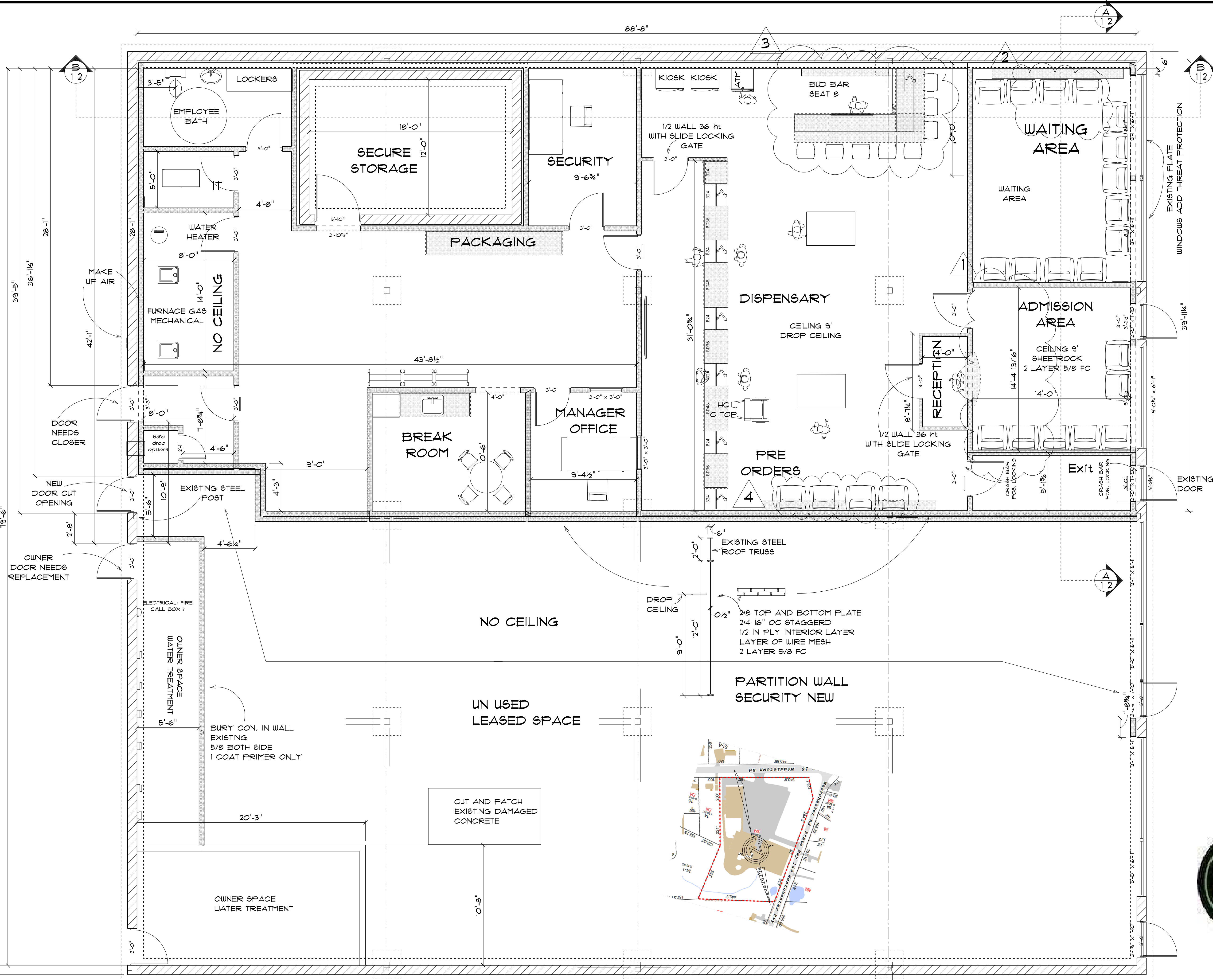
**Waiting Area** - After the customer has placed their in-store order, the customer will be asked to enter the waiting area where they can wait until their order is put together by a staff Technician. They will then receive a text message notifying them that their order is ready, and they can go to the next available Cashier for payment and then will exit the facility. The average wait-time for customers is (3-5) minutes.

**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 will patients or customers be authorized to loiter in the limited access areas or anywhere upon the premises or adjacent parking lots.

**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. The 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.





**REVISION SCHEDULE**

Rev 1 ADDED 61 SF. TO CHECKPOINT CHANGED TO 1 CHAIRS RELOCATED RECEPTION

Rev 2 ADDED CHAIRS TO WAITING FEATURE DIVIDING WALL

Rev 3 ADDED BUD BAR 2 TO 1 RATIO MINIMUM

Rev 4 ADDED CHAIRS ADDED TO PREORDER

<p>HWY 95, LLC 483 Westchester Rd Cochester Connecticut 06415</p> <p>PHONE: 860 514 5144 FAX: MOBILE: billbuscetto@gmail.com</p>	<p>REGAN CONST. GROUP 42 FOG PLAIN RD WATERFORD CT 06385</p> <p>PHONE: 860 480 8475 FAX: MOBILE: pat.mcaeeny@gmail.com</p>	<p>SECTION LETTER <b>A 11</b></p> <p>PAGE NUMBERS <b>1/2</b></p>	<p>APPROVED: CHECKED BY:</p>
<p>SCALE: 1/4" = 1'-0"</p> <p>DRAWN BY: DATE: Friday, April 14, 2023</p>	<p>REVISION SCHEDULE</p>	<p>REVISION SCHEDULE</p>	<p>REVISION SCHEDULE</p>



**HWY 95, LLC FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

## Demian Sorrentino

---

**From:** Demian Sorrentino  
**Sent:** Monday, April 17, 2023 2:32 PM  
**To:** Gordon Videll  
**Cc:** Ariel Lago; Thomas Macre; Bill Buscetto  
**Subject:** RE: Colchester

Hi Gordon – Upon review of the materials submitted Friday, I offer the following minor comments:

Floor Plan: The waiting area appears to be enclosed by walls. I think a cased opening between waiting area and dispensary space may have been accidentally omitted from the plan?

Exhibit 2 – “Security Plan”: Exterior Facility Security section states dispensary has two (2) entrances/exits. Aren’t there 3? One designated entrance at front, one designated exit at front, and one entrance/exit at rear of building

Exhibit 3 – “Traffic Management Plan” looks good.

In reviewing the previously submitted Schedule “C” – Project Narrative, I would recommend issuing a revised one, incorporating the following:

- “The Project” section to remove paragraph 2 (“modify their special permit”) and incorporate other the language you forwarded last time;
- “Project Overview” section, 7<sup>th</sup> bullet point – check that parking calculation and revise as necessary;
- “Project Overview” section, 11<sup>th</sup> bullet point regarding deliveries – please be sure the description of delivery procedures and facilities coincides with the floor plan and other exhibits (i.e., I see no “Single-purpose receiving area” “man trap” or “side entrance” as described)

TY!

Thanks & Regards-

Demian

Demian A. Sorrentino, AICP, CSS  
Planning Director  
Town of Colchester  
127 Norwich Avenue  
Colchester, CT 06415  
T: (860) 537-7282  
E: [dsorrentino@colchesterct.gov](mailto:dsorrentino@colchesterct.gov)  
[www.colchesterct.gov](http://www.colchesterct.gov)

---

**From:** Gordon Videll <gpv@synodividell.com>  
**Sent:** Friday, April 14, 2023 2:51 PM  
**To:** Demian Sorrentino <dsorrentino@colchesterct.gov>  
**Cc:** Ariel Lago <alago@ColchesterCT.gov>; Thomas Macre <thomas@stillriverwellness.com>; Bill Buscetto <billbuscetto@gmail.com>  
**Subject:** FW: Colchester

Demian-

Please find attached the requested/suggested supplemental submissions. We have included the amended Security Plan, Traffic Management Plan and Floor Plan as well as the required Sec. 14.8 General Evaluation Criteria responses.

The edits are limited to Exhibit 2 and Exhibit 3 and the suggested Floor Plan revisions addressing the commission's concerns. Please tell me if you would prefer a new project narrative or if these substitutions are acceptable.

We are happy to make additional changes as required.

Thank you,  
Gordon  
Gordon Videll  
Synodi & Videll, LLC  
65 Boston Post Road  
Waterford, CT 06385  
Phone 860-447-3220  
Fax 860-437-8328

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

# Testimony for PZC 2023-001

To the Planning and Zoning Board of Colchester:

My name is Richard Roethlein and I am Retired Ct. State Trooper. I served for 26 years. 20 of those years was as the Resident State Trooper for the Town of Somers. I also worked for an additional 5 years as a part time Police Officer for the Town of Somers. While assigned to Somers I ran the Juvenile Review Board and taught D.A.R.E. (Drug Abuse Resistance Education) in the schools.

Because I worked for over 25 years in one Town, I became familiar with many of the residents and their families. I knew people when they were teenagers. I also knew them when they became adults with children. Many of the crimes and problems I dealt with were drug related. Whether it was alcohol or another form of drug. I would like to give you my perspective of marijuana use.

Many adults that use marijuana and have children are setting a bad example. The potency of marijuana has tripled in the last 30 years. Children that see their parents using or find their parents marijuana in dresser drawers, just reinforces usage. Many of the same people I dealt with as teenagers using marijuana, their children also get involved with marijuana use. I then deal with their children as truants, runaways, family domestics and petty criminals. Many of these teens drop out or flunk out of school. This behavior can further escalate into burglaries, car theft, assaults etc. These kids get fixed with getting their high and usually graduate to pill popping. When they can't steal anymore pills from their parents or relatives, they start breaking into homes and stealing items to pawn. Arresting them and putting them in jail was the only way to break the cycle and get them help. These people can never keep a job because they are usually high, undependable and unhealthy.

I also investigated many car accidents that involved marijuana. In several of my fatal car crashes the Operator had marijuana in their system. Many times, this was also combined with alcohol. Marijuana slows the reaction time for Operators. This is especially bad for young drivers that aren't as experienced in driving.

Marijuana use in young adults is an epidemic. Many people favor it over alcohol because they don't get sick. Marijuana dulls people's senses, leads to family problems, legal problems, health problems, work problems and a gate way to other drugs. I've heard the argument that..."well alcohol is legal". As my 86 year old father would say about this argument, "Two wrongs don't make a right". Marijuana use should not be promoted.

Marijuana should not be promoted or encouraged for public use and isn't suitable for any municipality in Connecticut especially Colchester, ruining the character of town.



## Demian Sorrentino

---

**From:** Demian Sorrentino  
**Sent:** Monday, April 17, 2023 1:04 PM  
**To:** Mark Reynolds  
**Cc:** Alane Wilansky; Susan Caron  
**Subject:** ARK Distillery - P&ZC  
**Attachments:** Agenda Regular Meeting 041923.pdf

Good Afternoon-

A reminder in advance of Wednesday's continued public hearing and meeting, that the P&ZC has requested:

A photometric plan (isodiagram) for proposed site lighting per Sec. 12.3.4;

That you provide the following information as required by Sec. 9.2.1.F.1 (Aquifer Protection Overlay Zone). If it has already been provided or if it is not applicable, please state so.

**1. Required Information** – The following written and mapped information shall be submitted:

- a.** Description of proposed use, type of use or activity, commercial (trades and services), industrial (Manufacturing and processing), product produced, Standard Industrial Code (S.I.C.) if applicable.
- b.** A complete list of the types and volumes of all hazardous materials (including fuels) used, stored, processed, handled or disposed, other than those volumes and types associated with normal household use.
- c.** Description of types of wastes generated and method of disposal including: Solid Wastes, Hazardous Wastes, sewage and non-sewage wastewater discharges.
- d.** Location of adjacent (within two hundred (200) feet of property line) private drinking water supply wells. Location of public water supply wells within 1,000 feet.
- e.** Provisions for management of stormwater runoff.
- f.** A Site Plan and Building plan showing: hazardous materials loading, storage, handling and process areas; floor drains; process vents; sewage disposal; and waste storage or disposal areas.
- g.** Plans and documents containing information to show compliance with the Performance and Design Standards in Section 9.2.7 of these Regulations.

In evaluating the APOZ Special Permit portion of the application, the Commission will utilize the following criteria per Sec. 9.2.1.F.3:

**3. Evaluation Criteria and Considerations.** In considering a Special Permit for any use in the APZ, the Commission shall consider the following:

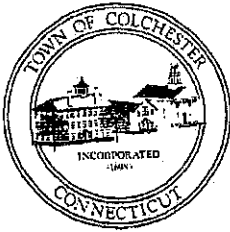
- a.** The type of use and the area in which the use is proposed.
- b.** The degree of threat to Ground water quality caused by the proposed use.
- c.** Compliance with the Performance and Design Standards in Section 9.2.7.
- d.** The Commission may attach conditions to a permit to insure the protection of Ground Water quality.

A copy of Wednesday's Agenda is attached.

Thanks & Regards-

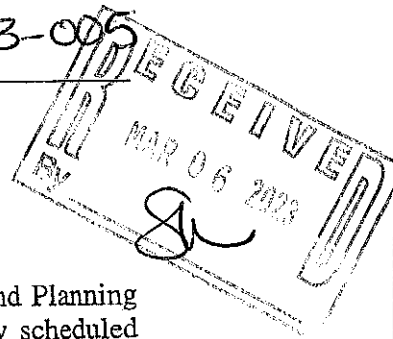
Demian

Demian A. Sorrentino, AICP, CSS  
Planning Director  
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127 Norwich Avenue  
Colchester, CT 06415  
T: (860) 537-7282  
E: [dsorrentino@colchesterct.gov](mailto:dsorrentino@colchesterct.gov)  
[www.colchesterct.gov](http://www.colchesterct.gov)



APPLICATION NO PLC 2023-005

TOWN OF COLCHESTER, CONNECTICUT  
APPLICATION FOR ZONE CHANGE



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.

ZONE CHANGE from FD to RU requiring a Public Hearing

APPLICANT MARY McDONALD  
(Please Print)

MAILING ADDRESS 8 COULT LANE  
OLD LYME CT 06371 TELEPHONE 860-227-3812  
(City) (State) (Zip)

REASON FOR PROPOSED ZONE CHANGE LAND IS NOT SUITABLY LOCATED FOR COMMERCIAL DEVELOPMENT WITH LIMITED FRONTAGE ON CHESTNUT HILL RD. / LAND IS SITUATED IN AN HISTORICALLY RESIDENTIAL AREA

LOCATION AND DESCRIPTION OF PROPERTY/ PROPERTIES 90.12 ACRES @ CHESTNUT HILL ROAD / UNDEVELOPED, VACANT LAND

ASSESSOR'S MAP (S) 4E-05 LOT (S) 004-011

OWNER OF RECORD (use separate sheet for multiple owners) GINGERFIELD ASSOCIATES  
c/o FRED CRISCUOLO (Please Print)

ADDRESS 3013 DIXWELL AVE.  
HAMDEN CT 06518 TELEPHONE  
(City) (State) (Zip)

Mary Q. McDonald  
APPLICANT(S) SIGNATURE

[Signature]  
OWNER(S) SIGNATURE  
(use separate sheet for multiple owners)

For Official Use:  
APPLICATION SUBMITTED \_\_\_\_\_  
PUBLIC HEARING DATE \_\_\_\_\_

ZPC FEE PAID \$610. pd 3/6/23  
CK # 3511

208

FORM 173-CONNECTICUT WARRANTY DEED  
REV. 2/88

Vol 217

TUTTLE REGISTERED U. S. PAT. OFFICE  
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701

**To all People to Whom these Presents shall Come, Greeting:**

**Know Ye, That** We, Angus McDonald and Mary McDonald, a/k/a  
Angus L. McDonald and Mary J. McDonald, of the Town of Old Lyme, County  
of New London and State of Connecticut

for ~~XXXXXXXXXXXX~~ no monetary consideration

received to our full satisfaction of Gingerfield Associates, a Connecticut  
partnership with offices at 759 Boston Post Road, Madison, Connecticut

do give, grant, bargain, sell and confirm unto the said Gingerfield Associates

All that certain piece or parcel of real property located in Colchester, CT  
and specifically described on Schedule A attached hereto and made a part  
hereof.

"No Conveyance Tax collected

*Fabrice A. La Greca*

Town Clerk of Colchester"

03590

Vol 217

89-208



That certain piece or parcel of land located on the southerly boundary of Chestnut Hill Road, in the town of Colchester, County of New London and State of Connecticut being a portion of the boundary shown on a map entitled; "Property of Jerome Squire", Chestnut Hill Road, Colchester, Connecticut, July 5, 1980, Scale: 1"=100', Sheet 1 of 2 and Sheet 2 of 2, prepared by Dutch & Associates, said premises being bounded and described as follows:

BEGINNING at a point on the southerly boundary of Chestnut Hill Road, said point being the northwest corner of herein described piece and the northeast corner of land N/F Clark and running S 10° 47' 26" E a distance of 248.80 feet to a point;

THENCE - S 80° 58' 42" W a distance of 591.53 feet to a point;

THENCE - S 83° 10' 15" W a distance of 335.52 feet to a point;

THENCE - S 81° 09' 08" W a distance of 555.04 feet to a point;

THENCE - S 79° 50' 25" W a distance of 361.45 feet to a point;

THENCE - S 81° 58' 37" W a distance of 336.73 feet to a point;

THENCE - S 82° 44' 55" W a distance of 400.61 feet to a point;

THENCE - S 12° 13' 42" E a distance of 345.26 feet to a point;

THENCE - S 9° 20' 28" E a distance of 393.44 feet to a point;

THENCE - S 12° 18' 51" E a distance of 406.02 feet to a point;

These last ten courses and distances bounded by land N/F Clark

THENCE - N 83° 39' 48" E a distance of 627.71 feet to a point;

THENCE - N 85° 25' 58" E a distance of 432.24 feet to a point;

THENCE - N 84° 43' 47" E a distance of 452.11 feet to a point;

THENCE - N 84° 40' 21" E a distance of 506.93 feet to a point;

THENCE - N 84° 25' 50" E a distance of 606.52 feet to a point;

THENCE - N 84° 45' 46" E a distance of 273.08 feet to a point;

THENCE - N 85° 10' 50" E a distance of 795.82 feet to a point;

These last seven courses and distances bounded by land N/F Ozimek.

THENCE - N 46° 01' 09" W a distance of 773.56 feet to a point;

THENCE - N 20° 15' 28" E a distance of 462.44 feet to a point on the southerly boundary of Chestnut Hill Road;

These last two courses and distances bounded by other land of Jerome Squire.

THENCE - along the southerly boundary of Chestnut Hill Road, N 53° 22' 15" W a distance of 90.58 feet to a point;

THENCE - continuing along the southerly boundary of Chestnut Hill Road, N 64° 35' 03" W a distance of 110.44 feet to a point;

THENCE - S 20° 15' 28" W a distance of 450.00 feet to a point;

THENCE - N 65° 41' 11" W a distance of 623.46 feet to a point;

THENCE - N 22° 27' 59" E a distance of 450.00 feet to a point on the southerly boundary of Chestnut Hill Road;

These last three courses and distances bounded by other land of Jerome Squire.

THENCE - along the southerly boundary of Chestnut Hill Road, N 67° 32' 01" W a distance of 42.82 feet to a point;

THENCE - continuing along the southerly boundary of Chestnut Hill Road, N 65° 41' 27" W a distance of 207.18 feet to the point and place of beginning. Said parcel containing 90.1159 acres.

Subject only to the current real estate taxes and a mortgage in the amount of \$200,000.00 due to Connecticut National Bank, which taxes and mortgage the Grantee agrees to assume and pay as part of the consideration of this transaction.

Vol 217.

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To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee and its heirs, successors and assigns forever, to its and their own proper use and behoof.

And also, We the said grantors do for our heirs, executors and administrators, covenant with the said grantee and its successors, and assigns, that at and until the encavling of these presents, well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, We the said grantors do by these presents bind ourselves and our heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it the said grantee and its successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, We have hereunto set our hands and seals this 24th day of August in the year of our Lord nineteen hundred and eighty-eight Signed, Sealed and Delivered in presence of

John P. Efinger, Whitney A. Talcott, Angus McDonald, Mary McDonald. L.S.

State of Connecticut, County of } SS. On this the 24th day of August, 1988 before me, the undersigned officer, personally appeared Angus McDonald and Mary McDonald, a/k/a Angus L. McDonald and Mary J. McDonald

known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

In Witness Whereof, I hereunto set my hand and official seal. [Signature] Title of Officer

State of Connecticut, County of } SS. On this the day of 19 before me, the undersigned officer, personally appeared who acknowledged himself to be the a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

Latest address of Grantee: No. and Street City State Zip

RECEIVED COLCHESTER, CT SEP 13 AM 10:47



# Town of Colchester, CT

Property Report

Map Block Lot 4E-05/004-011

PID 1834

Building # 1 Section # 1

Account G0405000

## Property Information

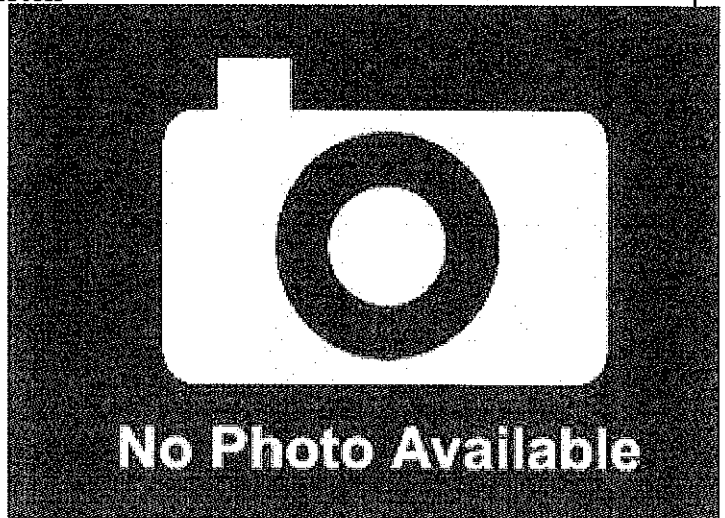
Property Location	CHESTNUT HILL RD
Owner	GINGERFIELD ASSOCIATES
Co-Owner	FRED J CRISCUOLO + CO PC
Mailing Address	3013 DIXWELL AVE HAMDEN CT 06518
Land Use	1300 Vacant Lnd
Land Class	R
Zoning Code	R-40
Census Tract	

Neighborhood	
Acreage	90.12
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Additional Info	

## Photo



## Sketch



## Primary Construction Details

Year Built	0
Stories	
Building Style	UNKNOWN
Building Use	Vacant
Building Condition	
Interior Floors 1	
Interior Floors 2	NA
Total Rooms	0
Basement Garages	
Occupancy	
Building Grade	

Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Bath Style	
Kitchen Style	
Roof Style	
Roof Cover	
AC Type	
Fireplaces	0

Exterior Walls	
Exterior Walls 2	NA
Interior Walls	
Interior Walls 2	NA
Heating Type	
Heating Fuel	
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	





SWITCH  
SCIPES

32 Ac wetlands

N/F  
WALTER & ROSE CLARK  
VOL.68 PG.413

N/F  
BRUCE S. & DBOCY CYNTHIA TROMBLEY  
VOL.148 PG.996  
VOL.176 PG.218

AREA = 89.18 AC ±

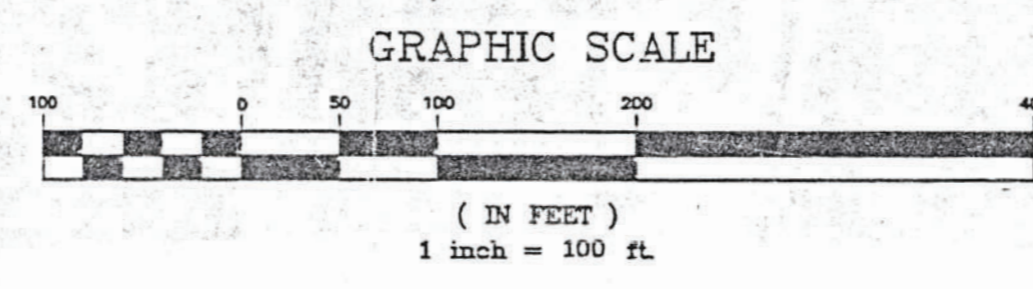
R40  
30,000 sq. ft. P. 1461  
150' x 50'  
Fifty 200' Antenna Cells  
150' local  
Flag 105, 225' Fifty - 2X  
9900'  
300' Dredge 10.24'  
10' long

BOUNDARY & TOPOGRAPHIC PLAN  
**GINGER FIELD SUBDIVISION**  
CHESTNUT HILL ROAD  
COLCHESTER, CONNECTICUT  
DATE: FEB. 4, 1997 SCALE: 1" = 100'

REVISIONS:

ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
OLD SAIBROOK, CONNECTICUT

DRN: [ ] CKD: [ ]  
SHEET 1 OF 1 JOB NO. R3977R



GARY P. SHARPE  
CONN. P.E. #9457

\* PERIMETER BOUNDARY TAKEN FROM REFERENCE  
MAP A. (CLASS A-2 SURVEY).

ANGUS L. McDONALD  
CONN. L.S. #5892

NO CERTIFICATION IS EXPRESSED OR IMPLIED ON  
ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS  
IT BEARS THE IMPRESSION THE SEAL OF THE  
INDIVIDUAL WHOSE REGISTRATION NUMBER AND  
SIGNATURE APPEAR HEREON

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE  
PREPARED IN ACCORDANCE WITH THE STANDARDS OF A  
CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE  
FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS  
ADOPTED DECEMBER 10, 1978 AS AMENDED BY THE CON-  
NECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

# Town of Colchester

Geographic Information System (GIS)



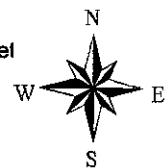
Date Printed: 2/26/2023



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Colchester and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 1000 feet

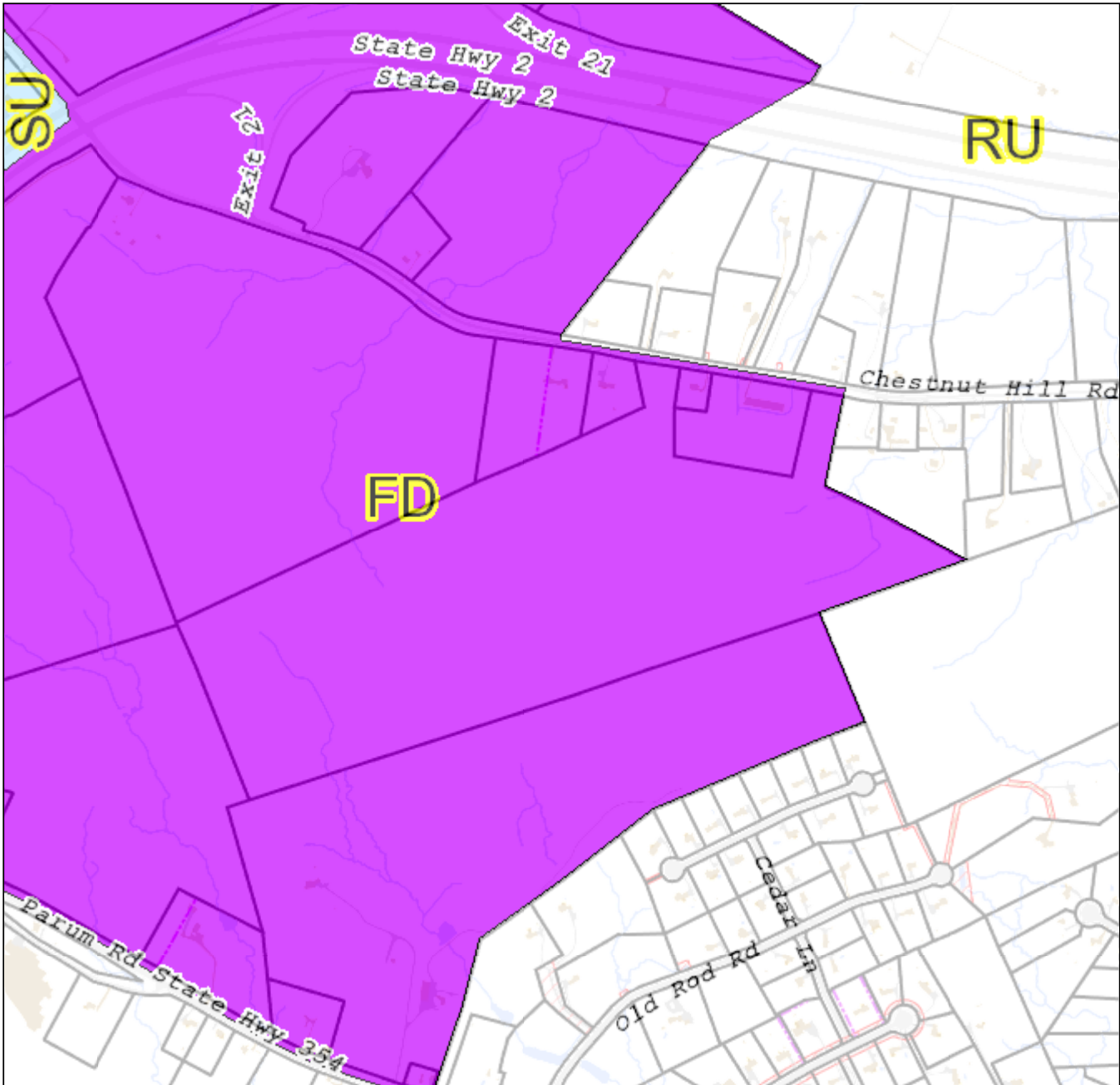


# Town of Colchester

Geographic Information System (GIS)



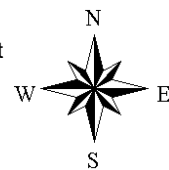
Date Printed: 4/17/2023



**MAP DISCLAIMER - NOTICE OF LIABILITY**

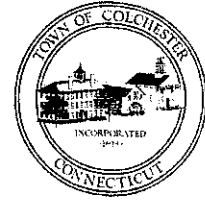
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Colchester and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 800 feet



# Town of Colchester

Geographic Information System (GIS)

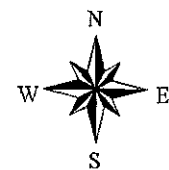


Date Printed: 2/26/2023



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TOWN OF COLCHESTER, CONNECTICUT

Parcel ID	Site Address	Owner Name
4E-05/006-03A	137 CHESTNUT HILL RD	BUTLER AARON S
4E-05/006-002	122 CHESTNUT HILL RD	CLARK THOMAS A + LAURA E
4W-01/006-000	58 CHESTNUT HILL RD	CLARK WALTER J TTEE +
4E-05/006-01A	127 CHESTNUT HILL RD	CANDLER PAMELA
4E-05/004-009	140 CHESTNUT HILL RD	RAPUANO THOMAS M
4E-05/004-007	168 CHESTNUT HILL RD	HUNSCHER BRENDAN SAMUEL + HEATHER ANN
4E-05/004-001	178 CHESTNUT HILL RD	WELLS GINA M +SEAN M
4E-05/004-005	182 CHESTNUT HILL RD	FRITZ MARY A + SCOTT J
4E-05/004-011	CHESTNUT HILL RD	GINGERFIELD ASSOCIATES
4E-05/008-000	163 CHESTNUT HILL RD	GOODEMOTE MARK + JOANN
03-07/22A-000	275 PARUM RD	KITTLE GAIL B
4E-05/006-001	128 CHESTNUT HILL RD	HASTINGS KEVIN B + KATHLEEN K
4E-05/007-000	157 CHESTNUT HILL RD	DIRENZO WILLIAM M +
4E-05/009-000	169 CHESTNUT HILL RD	JOHNSON LANCE M +
4E-05/006-000	CHESTNUT HILL RD	GOLET LEONARD J
4E-05/006-02A	133 CHESTNUT HILL RD	SLAVIN JAMES D + SLAVIN CATHY M
03-07/040-000	PARUM RD	MARVIN CLARENCE
4E-05/004-008	162 CHESTNUT HILL RD	NEGRI NORMA LINDA
4E-05/004-002	186 CHESTNUT HILL RD	RUSSELL DONALD T + RENA E
4E-05/010-000	CHESTNUT HILL RD	SANTANGELO FELICE V + SALVATORE R + MARIO R + ROMEO + MARY A TTEES SANTANGELO LIV TRT
4E-05/006-05A	147 CHESTNUT HILL RD	SCOTT CHARLES B + JANET C
4E-05/004-000	148 CHESTNUT HILL RD	SQUIRE JEROME + SANDRA
4E-05/004-006	172 CHESTNUT HILL RD	SQUIRE JEROME + SONDRRA
4E-05/004-010	CHESTNUT HILL RD	SQUIRE JEROME + SONDRRA
03-07/038-000	363 PARUM RD	DOOCY CYNTHIA A
4E-05/006-06A	151 CHESTNUT HILL RD	FILBERT STEPHANIE + RONDEAU JARED WILLIAM
4E-05/006-04A	143 CHESTNUT HILL RD	SPAULDING ALAN A
4E-05/003-001	CHESTNUT HILL RD	CHESTNUT HILL DEVELOPMENT LLC

Mailing Address	Mailing City	Mailing State	Mailing Zip
137 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
122 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
58 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
127 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
140 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
168 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
178 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
182 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
3013 DIXWELL AVE	HAMDEN	CT	06518- 0000
163 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
261 PARUM RD	COLCHESTER	CT	06415- 0000
128 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
157 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
169 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
24 DAVIDSON RD	MOODUS	CT	06469- 0000
133 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
302 PARUM RD	COLCHESTER	CT	06415- 0000
162 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
186 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
68 HIGHVIEW DR	ROCKY HILL	CT	06067- 0000
147 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
172 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
172 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
172 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
363 PARUM RD	COLCHESTER	CT	06415- 0000
151 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
143 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
304 GARDEN CIR	SOUTH WINDSOR	CT	06074- 0000

**Demian Sorrentino**

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**From:** Martin Squire <msquire@squireblanckcpas.com>  
**Sent:** Friday, April 14, 2023 11:53 AM  
**To:** Demian Sorrentino  
**Subject:** PZC 2023-005 (McDonald)  
**Attachments:** POA S.S..pdf; POA J.S..pdf

**Importance:** High

Mr. Sorrentino, Thank you for taking my call earlier today. This is my letter to the Commission on behalf of my parents. My contact information is below. I have attached my power of attorney for my parents so I can be contacted directly on this matter. Thanks, Martin Squire

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Jerome & Sondra Squire  
172 Chestnut Hill Rd.  
Colchester, CT 06415

April 14, 2023

Joseph Mathieu, Chairman and Other Members  
Colchester Planning & Zoning Commission  
Demian Sorrentino, Planning Director Town of Colchester  
127 Norwich Avenue  
Colchester, CT 06415

RE: PZC 2023-005, Mary McDonald ETAL, Request for zoning change.

Dear Mr. Mathieu, Mr. Sorrentino and Zoning Commission Members:

We are the owners of parcels on Chestnut Hill Rd. that abut or are near the property owned by the applicant. While 2 of our parcels are zoned Rural Use and one, 148 Chestnut Hill Rd., is zoned Future Development, we would be in favor of the change to back to Rural Use for the McDonald Property since it reflects the current and likely future land use for that section of Chestnut Hill Rd.

If the McDonald request for a zoning change to Rural Use is approved by the Commission, we are not sure where that would leave our property at 148 Chestnut Hill Rd. Since the McDonald property abuts our property on 3 sides with the road being the 4th (with the exception of the

Rapuano home at 140 Chestnut Hill Rd.) we would hope that any change to Rural Use would apply to our property as well. If we are required to make our own application please advise.

Thank you for your time and consideration.

Sincerely,

Jerome Squire by Martin Squire P.O.A.

Sondra Squire by Martin Squire P.O.A.

**Martin H. Squire, CPA**  
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