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**Bruce Goldstein**  
**Chairman**  
**Colchester Economic Commission**

**January 13, 2021**

Chairman Goldstein,

The purpose of this letter is to respond to your invitation to submit an application for the Colchester Tax Incentive Program. As we presented to your Commission at the December 21<sup>st</sup> meeting we are proposing to construct potentially one of the largest new Medical Marijuana Grow facilities in Connecticut at the site of the old junkyard on Old Amston Rd. The project we propose could generate significant annual revenue from real estate and personal property taxes to the Town as well as several dozen jobs.

The facility will employ cutting edge technologies in it's production processes. It will be powered by it's own Fuel Cell that will convert natural gas into AC electricity to heat/cool and light the facility. We are working with Eversource and Doosan – CT on this program now.

In addition we will be maximizing the site's Solar Energy potential by placing commercial panels on the building and in adjacent areas as shown on our attached plans. The conceptual system shown on the plan would be an approximately 2 Megawatt (MW) power plant that would supply the grid with enough electricity for 400 homes. The cost to construct this small solar farm will exceed \$2,000,000 and will of course be added to the Town's Grand List. We are in early discussions with a Connecticut based Commercial Solar Company that I worked with when I was in the solar farm development industry.

Up until now, we have major Medical Marijuana growers interested in Connecticut considering landing at our site in Colchester because of our efforts to facilitate their needs. I have to believe that they will be looking at sites in other Towns in Connecticut who would be amenable to moving them there, which is why bringing in your committee now and making known the willingness for any incentives makes sense. We are using our best efforts to facilitate the company's desire to begin construction by this summer.


As you know we have not yet formally applied with Planning and Zoning but based upon our preliminary discussions we anticipate working with them to reach a favorable outcome that meets the timeframe to ensure the project's success.

Accordingly we would like to move forward and be able to offer the benefits of the C-TIP program as soon as possible as an added incentive to come to Colchester.

Given that we would like to take you up on the invitation to apply for this program now we are unable to answer a couple of the questions: specifically the grower's business plan(#3) and estimated construction costs(#4). Would it be enough to simply answer "To Be Determined" so that we can start the process?

Again having the Tax Incentive Program in hand will help us bring this deal to Colchester.

Thanks for your time as well as your efforts at the EDC.

  
Peter Carl  
CMMD LLC