

DDS- Planning & Zoning: Plan Review Application



Submission date: **5 August 2022, 3:55PM**
Receipt number: **917**
Related form version: **2**

Application Type

Check all that apply: **Special Permit**

Property Information

Property Address: **121 Wawarme Avenue, Hartford, CT No coordinates found**

Zoning District: **CX-1**

Parcel ID: **273-582-017**

Property Owner: **121 Wawarme Investment Partners LLC**

Address of Property Owner: **137 Danbury Road, PMB 300, New Milford, CT 06776**

Email:

Applicant

Name of Applicant: **River Growers CT LLC**

File Date: **08/05/2022**

Address: **175 Rumford Street, Waterbury, CT 06704 No coordinates found**

Phone:

Email:

Primary Point of Contact

Name: **Evan J. Seeman (as authorized agent for the Applicant)**

Phone: **860-275-8247**

Email: **eseeman@rc.com**

Project Narrative

Please describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

Special permit application to operate a cannabis cultivator and product manufacturer in the existing building commonly known as 121 Wawarme Avenue. See attached application narrative for more details.

Zoning Map Change Application

Proposed Zone:

Describe the existing use of land and buildings in the zone change area:

Reason for this request:

Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

State your reason for appealing the decision of the administrator or enforcement officer:

Variance Application

Please state the particular hardship* or unnecessary difficulty that prompts this application and the site the section of the zoning regulations that you are seeking relief from:

Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

Lot Combination Application

Addresses of lots to be combined

Map/Block/Lot for each property to be combined:

Liquor Permit Application

Please upload a copy of your State of CT Liquor Permit below.

Sign Permit Application

1. Is this sign proposed outside of the building line?

Maximum extension from building line:

2. Is this sign proposed outside of the street line?

Maximum extension from the Street line

3. Is the sign luminated?

4. Engineer Name (if any):

Phone:

Address:

5. Minimum distance from lowest point to the sidewalk:

6. Maximum height of sign from lowest point of established grade:

7. Distance from the nearest outdoor sign:

8. Square feet of surface for one face of the sign:

9. Wording of the sign (include all words):

Description of work (upload additional files if necessary)

Upload any supporting materials below.

[Complete River Growers CT LLC Special Permit Application - 121 Wawarme Avenue Hartford CT \(002\).PDF](#)

Signatures

Signature of Applicant



[Uploaded signature image: Evan Seeman Signature.png](#)

Printed Name of Applicant:

Evan J. Seeman (as authorized agent for the Applicant)

Date:

08/05/2022

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

[25432586v1_RCDMS_ - Attachment 4 - Executed Owner and Applicant Authorization Letters.pdf](#)

Date:

08/05/2022

Attachment 4

**121 WAWARME INVESTMENT PARTNERS LLC
137 DANBURY ROAD, PMB 300
NEW MILFORD, CT 06776**

July 18, 2022

Hartford City Hall
Development Services
260 Constitution Plaza
Hartford, CT 06103

Subject: Letter of Authorization for Special Zoning Permit

To Whom It May Concern:

On behalf of 121 Wawarme Investment Partners LLC, we hereby authorize River Growers CT LLC to apply for and receive a Special Zoning Permit for the premises located at 121 Wawarme Avenue, Hartford, CT 06114.

Sincerely,

121 WAWARME INVESTMENT PARTNERS LLC

By: HMC 121 Wawarme Investors LLC, Its Manager

By: 
Barry Lefkowitz
A Manager

August 2, 2022

Aimee Chambers, AICP
Director of Planning
City of Hartford
260 Constitution Plaza
Hartford, CT 06103

Re: Letter of Authorization
Application for Special Permit
121 Wawarme Avenue/132 E. Elliot Street (Parcel ID 273-582-017)
121 Wawarme Investment Partners LLC – Owner
River Growers CT LLC – Applicant

Dear Sir/Madam:

We, River Growers CT LLC, as applicant, hereby authorize Robinson & Cole LLP and/or its authorized agents to file and present all necessary permit applications with the City of Hartford for the proposed use of the real property commonly known as 121 Wawarme Avenue in Hartford as set forth in the accompanying application materials.

River Growers CT LLC



Leland O'Connor
Member, River Growers CT LLC

VIA ONLINE SUBMISSION & ELECTRONIC MAIL

August 5, 2022

Josye Utick, Chair
City of Hartford Planning & Zoning Commission
City of Hartford – Department of Development Services
260 Constitution Plaza, 1st Floor
Hartford CT, 06103

**Re: Special Permit Application
Cannabis Cultivation and Product Manufacturer Facility
121 Wawarme Avenue/132 E. Elliot Street (Parcel ID 273-582-017)**

Dear Chair Utick and Members of the Commission:

Our firm represents River Growers CT LLC (the “River Growers”). River Growers is a “social equity applicant” as defined under Public Act 21-1, and as determined by the State of Connecticut Social Equity Council. River Growers submits this Application for a Special Permit (the “Application”) pursuant to §§ 3.2.1 and 3.3.10 of the City of Hartford Zoning Regulations to operate a cannabis cultivator and product manufacturer facility within the existing warehouse building at 121 Wawarme Avenue/132 E. Elliot Street (Parcel ID 273-582-017). Enclosed please find the following materials in support of the Application:

1. Application form
2. State of Connecticut Social Equity Council Determination Letter
3. Narrative
4. Authorization letters
5. Survey
6. Traffic Impact Plan
7. Floor plans (to be sent under separate cover)
8. Sign renderings (to be sent under separate cover)
9. Application fee in the amount of \$350.00 (to be sent under separate cover).

As explained in the attached Narrative, the subject property is located in the City’s CX-1 District (Commercial-Industrial Mix District 1). It is developed with a warehouse building to the north toward Wawarme Avenue and a separate fleet vehicle building and facility to the south

Robinson+Cole

City of Hartford Planning & Zoning Commission
August 5, 2022
Page 2

toward E. Elliot Street. The site was previously used by the Hartford Courant for the distribution of newspapers. River Growers' proposed operation is to occur in the existing warehouse building. Its operation will not involve use of the fleet vehicle building and facility to the south. No changes are proposed to the exterior of either building or to the site.

On July 29, 2022, the undersigned discussed the proposed Application in a pre-application meeting with Aimee Chambers, AICP, Director of Planning. River Growers has revised its proposed Application based on the pre-application meeting and is pleased to submit this Application for the Commission's review.

River Growers is eager to become a valued member of the community. River Growers is committed to providing jobs to members of the local community. To this end, the Applicant is particularly focused on supporting individuals in re-entry programs. River Growers respectfully requests that the Commission schedule this Application to be received by the Commission at its next regularly scheduled meeting and then scheduled for a public hearing as soon as possible. Thank you for your consideration of this matter.

Respectfully submitted,
River Growers CT LLC

By: *Evan J. Seeman*
Evan J. Seeman, Esq.
Robinson & Cole LLP
Its Attorney and Authorized Agent

Copy to: Aimee Chambers, AICP, Director of Planning
Paul Ashworth, Senior Planner
Leland O'Connor, River Growers CT LLC
Arlanda Brantley, River Growers CT LLC

Attachment 1



**City of Hartford
Department of Development Services
Planning Division**

260, Constitution Plaza, Hartford, Connecticut 06103-1822
Return Form to the Planning Desk Counter or Via Email
860-757-9040 | oneplan@hartford.gov

PLANNING AND ZONING APPLICATION

PLEASE CHECK THE ACTION(S) YOU ARE APPLYING FOR:

- Zoning Appeal
- Zoning Permit:
Signage/ Use/Accessory
- Site Plan
- Subdivision/Lot
Line Revision
- Approval of
Location
- Zoning Variance
- Zoning Map Change
- Historic Review
- Lot Combination
- Liquor Permit
- Special Permit

Receiving Federal Funds:

Yes No

Demo Add. Repair

Recent photos are required for **all** Historic Apps

1. PROPERTY INFORMATION

Property Address: 121 Wawarme Ave. / 132 E. Elliot St. City: Hartford State: CT Zip Code: 06114
 Parcel ID: 273-582-017 Zoning District : (<http://assessor1.hartford.gov/default.asp>) CX-1
 Property Owner: 121 Wawarme Investment Partners LLC
 Property Owner's Address: 137 Danbury Rd. PMB 300 City: New Milford State: CT Zip Code: 06776
 Phone: _____ Email: _____

2. APPLICANT

Please check if "Applicant" is the same as "Property Owner"

Name of Applicant: River Growers CT LLC File Date: _____
 Address: 175 Rumford St. City: Waterbury State: CT Zip Code: 06704
 Phone: _____ Email: _____

3. PRIMARY POINT OF CONTACT:

Name: Evan J. Seeman, Esq.
 Phone: (860) 275-8247
 Email: eseeman@rc.com

4. PROJECT NARRATIVE

Describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:
Special permit application to operate a cannabis cultivator and product manufacturer in the existing building commonly known as 121 Wawarme Avenue in Hartford, Connecticut. See attached application narrative for more details.

**** PLEASE COMPLETE THE FOLLOWING SECTIONS AS THEY PERTAIN TO THE ACTIONS YOU ARE APPLYING FOR. DON'T FORGET TO SIGN THE APPLICATION ON THE LAST PAGE!**

A. COMPLETE IF APPLYING FOR ZONING MAP CHANGE:

Proposed Zone: N/A

Describe the existing use of land and buildings in the zone change area:

N/A

Describe the proposed use of land and buildings in the zone change area:

N/A

Reason for this request: N/A

B. COMPLETE IF APPLYING FOR ZONING APPEAL:

Are you an aggrieved party? (Check one): Yes No

Permit or Violation number: N/A

State your reason for appealing the decision of the zoning administrator or zoning enforcement officer:

N/A

C. COMPLETE IF APPLYING FOR ZONING VARIANCE:

State the particular hardship* or unnecessary difficulty that prompts this application **and** cite the section of the zoning regulations that you are seeking relief from. (Continue this narrative on a separate sheet if necessary.)

N/A

*A "hardship" is defined by the Connecticut State Statutes Section 8-6 where by "with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such by laws, ordinances or regulations would result in exceptional difficulty or unusual hardship." Note that "mere financial loss does not constitute hardship warranting granting of variance [unless] loss is so great as to amount to confiscation of applicant's property; [a] variance might be justified."

D. COMPLETE IF APPLYING FOR SUBDIVISION, LOT LINE REVISION, OR LOT COMBINATION**Lot Subdivision/Lot Line Revision:**

Number of new lots to be created: N/A Area of each of the new lots in square feet N/A

Street frontage of each of the new lots in feet N/A

Lot Combination:

Address of lots to be combined N/A

Map/Block/Lot for each property to be combined: Map N/A Block _____ Lot _____

Map N/A Block _____ Lot _____

Map N/A Block _____ Lot _____

(Map/Block/Lot and address information can be found at <http://gis.hartford.gov/parcelviewer/index.html>)

E. COMPLETE IF APPLYING FOR HISTORIC REVIEW

IMPORTANT: HISTORIC COMMISSION APPROVAL MUST FIRST BE OBTAINED BEFORE ANY BUILDING OR DEMOLITION PERMIT WILL BE ISSUED FOR WORK ON HISTORIC PROPERTIES. AFTER HISTORIC APPROVAL APPLICANTS MAY STILL NEED ZONING REVIEW. NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS ISSUED

****Recent photos AND proposed specifications/cut sheets for material are required to be submitted with this application.**

Proposed work includes: Repairs Addition New construction Demolition Other (specify)

(Check all that apply)

If proposing demolition, provide reason (attach additional pages if necessary):

N/A

Current materials being repaired/ replaced:

N/A

Materials/products being used in work: N/A

F. COMPLETE IF APPLYING FOR A SIGN PERMIT

1. Is this sign proposed outside of the Building line? Yes No
Maximum extension from the Building line: _____ ft. _____ in.

2. Is this sign proposed outside of the Street line? Yes No
Maximum extension from the Street line: _____ ft. _____ in.

3. Is this sign illuminated? Yes No

4. Engineer Name(if any): _____ Phone: _____
Address: _____

5. Minimum distance from lowest point of sign to sidewalk: _____ ft. _____ in.

6. Maximum height of sign from lowest established grade: _____ ft. _____ in.

7. Distance from the nearest outdoor sign: _____ ft. _____ in.

8. Square feet of surface for one face of the sign: _____ ft. _____ in.

9. Wording on the sign(include all words): _____

Description of work (attach additional pages if necessary):

NOTE: Please submit copies of all drawings drawn to scale. Signed drawings should include the dimension of the sign. Elevation of building should include the location of proposed and existing signs. Site plans should include the location of proposed and existing signs and their distance from Building lines and Property lines.

5. SIGNATURE(S)

By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL BUILDING CODES. Further, all work covered by this application has been authorized by the owner of this property.

I agree that no work shall commence until all determinations have been made and the proper permits have been obtained.

Applicant Signature: *Evan Seeman* Date: 8/5/2022

Printed Name of Applicant: Evan J. Seeman, Esq. (As authorized agent for the Applicant)

Property Owner Signature (REQUIRED): See attached authorization letter Date: _____

Printed Name of Property Owner: _____



Social Equity Council

River Growers CT LLC

Leland O'Connor
175 Rumford Street
Waterbury, CT 06704

License Type: Cultivator
Business Type: LLC

Application Number: 0000038

Dear Social Equity Applicant,

This letter is to inform you that the Social Equity Council (SEC) has determined that **you have met the criteria to qualify as a “social equity applicant” as defined under Public Act 21-1.**

For an applicant to qualify for social equity status, the applicant must provide documentation verifying that the required residency, income, ownership, and control criteria are met. Please see the attached application determination report for more detailed information regarding the review of your application.

In addition to meeting the criteria to qualify as a social equity applicant, you must apply for a provisional license. Please contact the Department of Consumer Protection for more information on the steps necessary to apply for a provisional license.

Finally, please consider reviewing the website of the SEC for more information on programs that may provide you with the knowledge, information, and resources needed to succeed in the cannabis industry. SEC website: <https://portal.ct.gov/social-equity-council/>.

If you have any questions, please contact us at sec@ct.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ginne-Rae Clay".

Ginne-Rae Clay
Executive Director

cc: Social Equity Council
Department of Consumer Protection

**121 WAWARME INVESTMENT PARTNERS LLC
137 DANBURY ROAD, PMB 300
NEW MILFORD, CT 06776**

July 18, 2022

Hartford City Hall
Development Services
260 Constitution Plaza
Hartford, CT 06103

Subject: Letter of Authorization for Special Zoning Permit

To Whom It May Concern:

On behalf of 121 Wawarme Investment Partners LLC, we hereby authorize River Growers CT LLC to apply for and receive a Special Zoning Permit for the premises located at 121 Wawarme Avenue, Hartford, CT 06114.

Sincerely,

121 WAWARME INVESTMENT PARTNERS LLC

By: HMC 121 Wawarme Investors LLC, Its Manager

By: 
Barry Lefkowitz
A Manager

August 2, 2022

Aimee Chambers, AICP
Director of Planning
City of Hartford
260 Constitution Plaza
Hartford, CT 06103

Re: Letter of Authorization
Application for Special Permit
121 Wawarme Avenue/132 E. Elliot Street (Parcel ID 273-582-017)
121 Wawarme Investment Partners LLC – Owner
River Growers CT LLC – Applicant

Dear Sir/Madam:

We, River Growers CT LLC, as applicant, hereby authorize Robinson & Cole LLP and/or its authorized agents to file and present all necessary permit applications with the City of Hartford for the proposed use of the real property commonly known as 121 Wawarme Avenue in Hartford as set forth in the accompanying application materials.

River Growers CT LLC

Leland O'Connor
Leland O'Connor
Member, River Growers CT LLC

WAWARME AVENUE

(VARIABLE WIDTH RIGHT OF WAY)
(WIDTH OF TRAVEL WAY VARIES)
(PUBLIC ROAD)

ZONING

Zoning Information provided by HMC Real Estate Partners LLC., dated 9/11/2020.

121 Wawarme Avenue
ZONING DESIGNATION (CX-1) COMMERCIAL INDUSTRIAL MIX
SETBACKS A. FRONT BUILD-TO-ZONE MAX. 2 FT. (SEE BULK TABLE)
B. CORNER BUILD-TO-ZONE MAX. 2 FT.
C. INTERIOR SIDE/REAR MIN. 5 FT.
LOT AREA NONE REQUIRED
BUILDING HEIGHT MAX. 5 STORIES/MIN. 2 STORIES
MINIMUM LOT WIDTH 80 FT.
MAXIMUM IMPERVIOUS COVERAGE 80%
MAXIMUM BUILDING COVERAGE 60%
PARKING PARKING FORMULA: 1 SPACE FOR EVERY 1 EMPLOYEE.

132 East Elliot Street
ZONING DESIGNATION (CX-1) COMMERCIAL INDUSTRIAL MIX
SETBACKS A. FRONT BUILD-TO-ZONE MAX. 2 FT. (SEE BULK TABLE)
B. INTERIOR SIDE/REAR MIN. 5 FT.
LOT AREA NONE REQUIRED
BUILDING HEIGHT MAX. 5 STORIES/MIN. 1 STORIES
MINIMUM LOT WIDTH 80 FT.
MAXIMUM IMPERVIOUS COVERAGE 80%
MAXIMUM BUILDING COVERAGE 65%
PARKING PARKING FORMULA: 1 SPACE FOR EVERY 1 EMPLOYEE.



VICINITY MAP 1"=1,000'

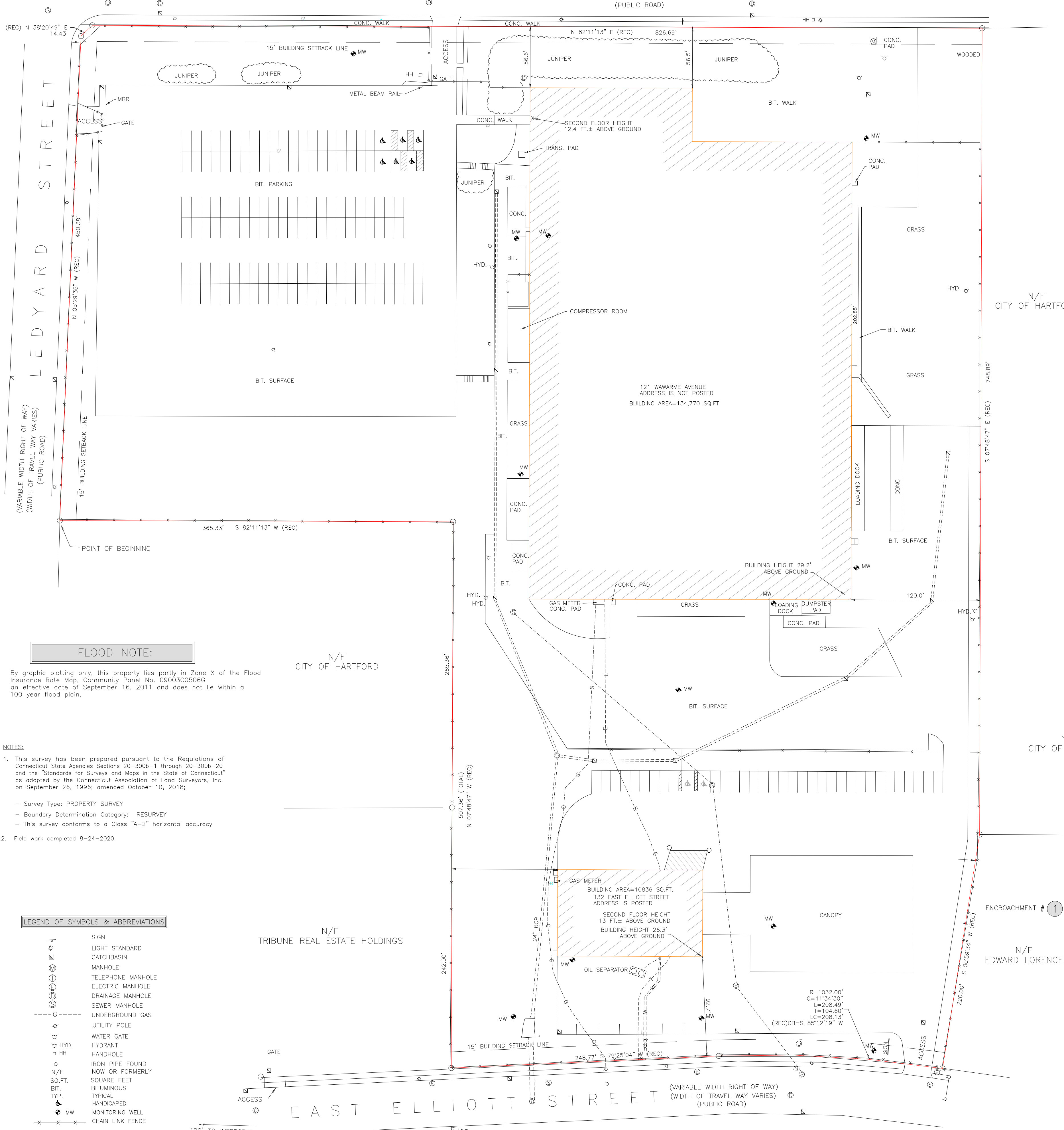
UTILITY NOTES

(UN1) THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS AND OBSERVED EVIDENCE RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

RECORD DESCRIPTION

All that certain piece or parcel of land, with buildings and improvements thereon, situated in the City of Hartford, County of Hartford and State of Connecticut, and being more particularly bounded and described as follows:
Beginning at a point on the east street line of Ledyard Street, said point being five hundred and twenty-six and 49/100 (526.49) feet north of the intersection of the east street line of Ledyard Street and the north street line of Elliott Street East;
Thence northerly along the east street line of Ledyard Street on a bearing of N 5° 29' 35" W, four hundred fifty and 38/100 (450.38) feet to a point;
Thence on a bearing of N 38° 20' 49" E fourteen and 43/100 (14.43) feet to a point on the south street line of Wawarme Avenue;
Thence easterly along the south street line of Wawarme Avenue on a bearing of N 82° 11' 13" E eight hundred twenty-six and 69/100 (826.69) feet to a point;
Thence southerly along land now or formerly of the City of Hartford (Tract A-2D) on a bearing of S 7° 48' 47" E seven hundred forty-eight and 89/100 (748.89) feet to an angle point;
Thence continuing along the land now or formerly of the City of Hartford (Tract A-2C) on a bearing of S 0° 59' 34" W two hundred twenty and 00/100 (220.00) feet to a point of curvature on the north street line of Elliott Street East;
Thence westerly along the north street line of Elliott Street on a curve to the left having a radius of 1032.00 feet, and a central angle of 11° 34' 30" a distance of two hundred eight and 49/100 (208.49) feet to the point of tangency;
Thence continuing westerly along the north street line of Elliott Street on a bearing of S 79° 25' 04" W two hundred forty-eight and 77/100 (248.77) feet to a point;
Thence northerly along land now or formerly of the City of Hartford (Tract A-2E(2)) on a bearing of N 7° 48' 47" W five hundred seven and 36/100 (507.36) feet to a point;
Thence westerly along land now or formerly of the City of Hartford on a bearing of S 82° 11' 13" W three hundred sixty-five and 33/100 (365.33) feet to the point and place of beginning.

AREA OF SURVEYED PARCEL = 14.47 ACRES 630,443 SQUARE FEET



FLOOD NOTE:

By graphic plotting only, this property lies partly in Zone X of the Flood Insurance Rate Map, Community Panel No. 09003C0506G an effective date of September 16, 2011 and does not lie within a 100 year flood plain.

NOTES:

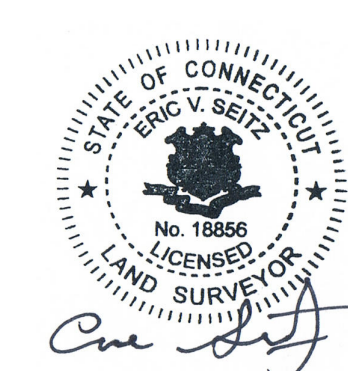
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996; amended October 10, 2018;
 - Survey Type: PROPERTY SURVEY
 - Boundary Determination Category: RESURVEY
 - This survey conforms to a Class "A-2" horizontal accuracy
- Field work completed 8-24-2020.

LEGEND OF SYMBOLS & ABBREVIATIONS

- ⊕ SIGN
- ⊕ LIGHT STANDARD
- ⊕ CATCHBASIN
- ⊕ MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ DRAINAGE MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ UNDERGROUND GAS
- ⊕ UTILITY POLE
- ⊕ WATER GATE
- ⊕ HYDRANT
- ⊕ HANDHOLE
- ⊕ IRON PIPE FOUND
- ⊕ NOW OR FORMERLY
- ⊕ SQ.FT.
- ⊕ BIT.
- ⊕ TYP.
- ⊕ HANDICAPPED
- ⊕ MONITORING WELL
- ⊕ CHAIN LINK FENCE

GENERAL NOTES:

- (MN1) PARKING SPACES WERE NOT VISABLE AT THE TIME OF THIS SURVEY. NOT A COMPLETE COUNT BECAUSE PARKING STRIPING WAS FADED.
- (MN2) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- (MN3) THERE ARE NO PROPOSED CHANGES TO THE STREET OR EXISTING RIGHT OF WAY LINES PER CITY OF HARTFORD THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- (MN4) THERE IS NO OBSERVED SIGNIFICANT EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- (MN5) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- (MN6) SUBJECT PROPERTIES HAVE DIRECT ACCESS TO EAST ELLIOTT STREET, WAWARME AVENUE AND LEDYARD STREET, PUBLIC ROADS.
- (MN7) THERE IS NO OBSERVED EVIDENCE OF THE LOCATION OF CEMETERIES AND BURIAL GROUNDS.
- (MN8) BASIS OF BEARINGS IS PER MAP #1150, RECORDED IN THE HARTFORD LAND RECORDS.
- (MN9) LEGAL DESCRIPTION DEPICTED ON THE 121 & 132 EAST ELLIOTT STREET DOES MATHEMATICALLY CLOSE.
- (MN10) 121 & 132 WAWARME AVENUE LIES WITHIN ZONING DISTRICT CX-1



To my knowledge and belief, this map is substantially correct as noted herein.

ERIC SEITZ, Conn. L.S. #18856

PROPERTY SURVEY

PREPARED FOR
HMC Real Estate Partners LLC.
121 Wawarme Ave., 132 East Elliot Street,

DATE: AUGUST 5, 2022

SCALE: 1" = 50 FT.

RIVER GROWERS CT, LLC

TRAFFIC IMPACT PLAN

River Growers CT, LLC (“River Growers”) is a 100% minority owned business with a core value proposition to positively improve the communities and neighborhoods that we operate our businesses within. River Growers has outlined a plan to ensure that our facility minimizes any impact to traffic patterns, while growing the operation to fuel economic and job growth for the Hartford community.

Operational Overview:

The facility, located at 121 Wawarme Avenue, has a footprint of approximately 140,000 square feet, with approximately 12,000 square feet currently utilized as office space and the remaining 128,000 square feet to be utilized for cultivation and manufacturing of cannabis products. There is a 12,000 square foot fleet building that will not be utilized for the cultivation operation and will be leased to a local community business that requires additional space and parking. River Growers has an operational buildout plan which will be completed in a phased approach, with Phase 1 consisting of approximately 30,000 square feet of cultivation space, with 3-5 additional phases consisting of 25,000-35,000 square feet to be built over the following 24 months. As such, employee and vendor traffic to and from the facility will increase gradually over time to accommodate the needs of the business.

Entrance / Exit Access:

121 Wawarme Avenue has two street access entrance / exits, one located on Wawarme Avenue and the other on Ledyard Street. Both entrances are gated with security access controls, which River Growers will utilize for access control. The fleet building, which has an address of 132 East Elliot, has an entrance that is on East Elliot. It also has a driveway which leads to the loading area of the main building.

River Growers will utilize the entrance on Ledyard Street as the employee access entrance, which will utilize the parking lot for employee parking. The entrance on Wawarme Avenue will be utilized as the visitor and vendor entrance and will be managed by security during business hours. For shipping and receiving, River Growers will utilize the entrance on East Elliot Street that is shared with the fleet building, which will allow direct access to the loading docks on the cultivation facility.

Facility Employment Traffic Impact:

River Growers workforce development strategy aims to offer job and career opportunities to the neighborhoods and communities of Hartford, with additional opportunities added annually as the operational needs increase. The facility will be open Monday through Friday, with the hours of operation being 8am through 8pm.

At the commencement of operations, River Growers expects to grow its workforce to approximately 40 employees, with a plan of increasing the employee count to over 70 employees within 24 months. At peak operational times, the employee count on site will be 30-40 at any given time, with all employment car traffic directed through the Ledyard entrance, minimizing the traffic impact on the main roadways.

River Growers intends to have a 24/7/365 security service present on site to monitor the ground during operational and non-operational hours, which will supplement the security plan for the facility. This will have no impact to the traffic patterns of the local community.

Shipping and Receiving Traffic Impact:

River Growers shipping and receiving logistics partners will be directed to utilize the East Elliot Entrance, minimizing any impact to the main roadways. To further minimize any impact that could otherwise result, River Growers will direct all shipping and receiving partners to arrive at the location during off-peak traffic hours as the operation allows.

Vendors and parcel type delivery companies such as Fedex will use the Wawarme Avenue main entrance.

For shipping and receiving, River Growers anticipates utilizing commercial trucks that are no larger than 26 feet in length, with a height of approximately 8-10 feet, which is similar to a large U-Haul rental truck. Any vendor that wishes to any vehicle larger in size will be required to notify River Growers in advance to ensure that proper steps can be taken to minimize any traffic or community impact, but this is not expected to happen.

River Growers expects that shipment from the facility will reoccur daily, at random times with consideration to the peak hours of community traffic. Pick up of finished products from the Site is expected at least twice per week. Receipt of shipments to the facility, which are anticipated to be no more than 2 deliveries per day, will occur as the needs of the operation require during weekdays, also with consideration to the peak hours of community traffic. No incoming or outgoing shipments will happen on the weekends.

Transportation Study:

River Growers will not be making any changes to current property layout, which is zoned CX-1, and the building structure will remain as is. All setbacks, landscaping, parking areas, and road access points will remain the same, including gated access from Wawarme Ave, and gated access from Ledyard Street.