DDS- Planning & Zoning: Plan Review Application



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

Phone:

Name of Applicant:	River Growers CT LLC
File Date:	08/05/2022
Address:	175 Rumford Street, Waterbury, CT 06704 No coordinates found

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 provideSpecial permit application to operate a cannabisas much detail as possible. Attach additional pages if
necessary:cultivator and product manufacturer in the existingbuilding 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 paticular 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 extention 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

Printed Name of Applicant:

Evan Seewan

Uploaded signature image: Evan Seeman Signature.png

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

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:

Date:

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: 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

Robinson+Cole

EVAN J. SEEMAN

280 Trumbull Street Hartford, CT 06103-3597 Main (860) 275-8200 Fax (860) 275-8299 eseeman@rc.com Direct (860) 275-8247

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

25413237-v3

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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 preapplication 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: Eine 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

EnerGov App.#:



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	□ Approval of	□ Historic Review	>	Receiving Federal Funds:	
□ Zoning Permit:	Location	□ Lot Combination		U U	
 Signage/ Use/Accessory □ Site Plan □ Subdivision/Lot Line Revision 	 Zoning Variance Zoning Map Change 	 □ Liquor Permit Ճ Special Permit 	Recent	□Yes □ No □ Demo □Add. □Repair photos are required for all Historic A	Apps

1. PROPERTY INFORMATION

Property Address: <u>121 Wawarme Ave. / 132 E. Elliot St.</u>	City: <u>Hartford</u> State: <u>CT</u> Zip Code: <u>06114</u>
Parcel ID: 273-582-017	Zoning District :(<u>http://assessor1.hartford.gov/default.asp) CX-1</u>
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:E	mail:
2. APPLICANT	
Please check if "Applicant" is the same as "Prop	perty Owner"

Name of Applicant: River Growers CT LLC		File Date:	
Address: 175 Rumford St.	City: Waterbury	State:CT	Zip Code: <u>06704</u>
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 <u>SIGN THE APPLICATION</u> 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:

EnerGov App.#:

State the particular hardship* or unnecessary difficulty that prompts this application <u>and</u> 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 <u>Connecticut State Statutes Section 8-6</u> 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	<u>\</u>
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 <u>N/A</u>	Block	Lot	
	Map <u>N/A</u>	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 ISISSUED

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

Proposed work includes:	Repairs	□ Addition	□ New	Demolition	□ Other
(Check all that apply)	_		construction		(specify)

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: ftin.	
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? \Box Yes \Box No	
4. Engineer Name(if any):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):	

<u>NOTE</u>: 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: Erme Seewan	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

Connecticut

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: <u>https://portal.ct.gov/socialequitycouncil/</u>.

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

Sincerely,

: Bar Ceal

Ginne-Rae Clay Executive Director

cc: Social Equity Council Department of Consumer Protection

Attachment 3

River Growers CT LLC Application for Special Permit – 121 Wawarme Avenue/132 E. Elliot Street (Parcel ID 273-582-017)

Application Narrative

This Narrative is in support of the Application for a Special Permit submitted by River Growers CT LLC ("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 proposes operating a cannabis cultivator and product manufacturer at the 121 Wawarme Avenue/132 E. Elliot Street (Parcel ID 273-582-017) ("Site") in the City of Hartford, Connecticut ("City"). River Growers submits this application for a Special Permit pursuant to Sections 3.2.1 and 3.3.10 of the City's Zoning Regulations ("Code"). Prior to submitting this Application, River Growers attended a preapplication meeting with Aimee Chambers, AICP, the City's Director of Planning to discuss the proposed operation and application submission requirements.¹ Following that meeting, River Growers has revised its project plans and materials and is pleased to present them to the Planning & Zoning Commission.

As explained below, the proposed use is consistent with the City's Plan of Conservation and Development ("POCD"), the all applicable provisions of the Code, and will promote the public health, safety, welfare and sound planning principles.

Overview of the Site

The Site is zoned CX-1 (Commercial-Industrial Mix District 1). Cannabis cultivation and manufacturing uses are permitted in the CX-1 District by special permit.

The Site was formerly used as a distribution center for the Hartford Courant and includes two buildings: (a) a warehouse building of approximately 140,000 square feet with associate surface parking to the north along Wawarme Avenue;² and (b) a fleet vehicle building/facility of approximately 12,000 square feet to the south along East Elliot Street. The proposed cannabis cultivation and production manufacturing facility will operate from the existing warehouse building along Wawarme Avenue. River Growers will not occupy or use the fleet vehicle building/facility to the south towards East Elliot Street. No changes are proposed to either

¹ During the pre-application meeting, the special permit application checklist was reviewed with Ms. Chambers. Since there are no changes proposed to the existing buildings or site, it was determined that building elevations and a stormwater management plan would not be required as part of this Application. It was also determined that a recent survey of the Site would be sufficient in lieu of a site plan since no changes to the Site are proposed as part of the cannabis cultivator and product manufacturing operations. It was also determined that a traffic impact study was not required so long as River Growers provided information on the anticipated number of vehicle trips and types of vehicles associated with its proposed operation.

² Based on the City's Property Record Card for the Site, the existing building along Wawarme Avenue was built in 1981 and would therefore be considered a pre-existing nonconforming structure.

building or to the site (including exterior lighting, which we understand does not spill onto adjacent properties).

Proposed Operations

Approximately 128,000 square feet of the 121 Wawarme Avenue building will be used for the cultivation and manufacturing of cannabis products. The operational buildout plan will be completed in a phased approach, with Phase 1 consisting of approximately 30,000 square feet of cultivation space and 5,000 square feet of manufacturing space, and three to five additional phases consisting of 25,000 to 35,000 square feet to be built over the following 24 months. As such, employees of the facility will increase gradually over time. The proposed cannabis cultivator and product manufacturing operation will include measures to minimize impact to surrounding properties and the surrounding community, as outlined in the following discussion. Hours of operation will be Monday through Friday, 8:00 a.m. to 8:00 p.m. River Growers intends to have security present on site 24/7.

River Growers is committed to being a good neighbor and has taken great care to be sensitive to nearby properties and the neighborhood in the following ways:

- Ventilation: The facility will use a high-efficiency HVAC system that monitors indoor air quality. Programmable thermostats will be installed to achieve ambient temperatures throughout the day. In order to maximize efficiency and reduce energy usage during the evening and nighttime hours, the HVAC system will utilize pre-programmed settings.
- Odor Control: River Growers will take extraordinary precautions for the proper treatment of air that leaves the proposed facility. The primary method for mitigating odors associated with the proposed facility will be the use of plant-based odor removers manufactured and sold by Ecosorb which destroy cannabis smells with natural plant oils. These natural odor removers can be specifically designed to eliminate the odorous chemical compounds in cannabis including cannabinoids, terpenes and sesquiterpenes. The odor removers used in the proposed operation will not contain harsh chemicals or synthetic fragrances and are non-toxic, non-hazardous, biodegradable, non-flammable and contain no harmful volatile organic compounds.

Air filters that reduce odors associated with the cannabis operation will be used in the HVAC system. Air purifier systems will also be used within the facility. If necessary, odor removal distribution systems will be used outside of the facility to provide additional odor prevention mechanisms for the benefit of the community. If installed, outside odor removal distribution systems will be managed through a master, centralized system within the facility, operated on automated controls that regulate dispersion.

• Water conservation: Typical cultivator facilities are known to use excessive amounts of water. River Growers will utilize a reverse-osmosis system in conjunction with a trigeneration system, which can capture 95% to 97% of the water administered to the marijuana plant that goes unused. The collected water will be stored in 10,000-gallon storage tanks on site for reuse at the facility. These storage tanks will be located in a

1,000 square foot room within close proximity to the initial finished cultivation and manufacturing space.

• **Traffic:** The Site has three access driveways, one on Wawarme Avenue, one on Ledyard Street, and one on E. Elliot Street. The driveways from Wawarme Avenue and Ledyard Street are both gated with security access controls and provide access to the 121 Wawarme building and its existing surface parking lot. River Growers will continue to utilize this security access for these driveways. The Ledyard Street driveway will serve as the employee entrance. The Wawarme Avenue driveway will serve as the visitor and vendor entrance and will be managed by security during business hours. The access driveway from E. Elliot Street provides access to the loading area of the 121 Wawarme Avenue building and will serve as the shipping and receiving entrance, allowing for direct access to loading docks of the cannabis cultivator and product manufacturing facility.

The employee count on site will be 30-40 at any given time. Employee traffic will be directed to Ledyard Street in order to minimize impact on the main roadways (Wawarme Avenue and E. Elliot Street). It is anticipated that shipping and receiving serving the operation will utilize commercial trucks no larger than 26 feet in length with a height of approximately 8-10 feet, similar to a large U-Haul rental truck. Any vendor intending to deliver utilizing a vehicle larger than this will be required to notify River Growers in advance to ensure that proper steps are taken to minimize any traffic and/or community impacts. Truck deliveries to and from the facility will occur at random times daily 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 occur on the weekends.

• **Fencing:** An existing six-foot-tall chain link fence encloses the majority of the Site. This fencing is a pre-existing legal nonconformity since it does not comply with Code Sections 6.13.2 (maximum height of four feet in the front yard) and 6.13.3 (prohibition on chain link fencing in the front yard). The Applicant intends to continue use of this fence as-is with no changes or additional fencing proposed at this time.

Special Permit Review Criteria

The following is a discussion of the Application with regard to the Special Permit Review Criteria outlined in Code Section 1.3.4.D.

Harmony with the Plan of Conservation and Development

The Application is consistent with the goals and policies of the City's Plan of Conservation and Development (Hartford 2035) ("POCD"), specifically the following:

- Clean up 100 acres of brownfield sites (POCD page 29): The proposed cannabis cultivator and product manufacturing operation will reuse an existing building on a previously contaminated site. River Growers' proposed use will provide a viable business on a site that may otherwise be restricted from many other uses or redevelopments without costly remediation.
- Attract new business and create jobs (POCD page 5): River Growers will be a new business in Hartford and anticipates creating 30-40 jobs at this facility initially and could expand to nearly 100 jobs depending on market dynamics. As explained, River Growers is committed to hiring local residents (upwards of 75%) as part of its operations. It will also hire local companies to complete necessary interior renovations.
- Enforce public project workforce set-asides (POCD page 29): Though this is not a public project, River Growers is dedicated to providing equal employment opportunities for all and will recruit and retain employees who qualify as residing within the local community. It is anticipated that 75% of employees will be local residents. River Growers also provides spousal and partner benefits for families that have been deeply affected by the challenges surrounding incarceration.

River Growers' commitment to diversity and inclusion will extend to the hiring of staff members, including those who have been disproportionally impacted by past drug laws. River Growers will advance this important mission by i) hiring diverse local employees, contractors, and suppliers; ii) providing charitable contributions to non-profits focused on criminal justice reform; and iii) working with re-entry programs within the state of CT. In the process, these actions will build trust in the community where the company operates.

Support "return to work" programs and policies (POCD page 33): As previously discussed, River Growers is focused on equal opportunity hiring practices, including providing jobs to those impacted by past drug laws. It will also partner with re-entry programs in the State to further support those affected by the challenges faced after incarceration.

Compliance with Applicable Code Sections Pertaining to the CX-1 District

The proposed cannabis cultivator and product manufacturing operations comply with all usespecific requirements applicable to cannabis uses outlined in Section 3.3.10 of the Code.

Comports with the Purposes of the CX-1 District: The Commercial Industrial Mix districts are intended to "encourage the re-use of traditional warehouse and factory buildings." This is exactly what River Growers seeks to do here. River Growers proposes the reuse of an existing warehouse building for its cannabis cultivator and product manufacturing facility. The proposed cannabis cultivator and product manufacturing facility is also consistent with the CX-1 District's intent to allow for low

intensity industrial uses. Per the Code, the CX-1 district includes large-scale traditional warehouse and factory buildings such as the large warehouse building at 121 Wawarme.³

- Will not be Detrimental to Existing Development in the CX-1 District Because of its Location, Bulk, Scale or Design: The proposed cannabis cultivator and product manufacturing operations will be confined within an existing building that was previously used as a distribution facility for the Hartford Courant. No changes are proposed to the existing building or site. As previously discussed, River Growers will take great care to ensure that its proposed operation will be respectful of the surrounding land uses and community.
- Does not Create Safety Hazards in the Proposed Vehicular and Pedestrian
 Circulation Pattern: No changes to the current vehicular and pedestrian access to and
 from the Site are proposed. The existing access driveways and pedestrian sidewalks will
 sufficiently and safely serve the proposed cannabis cultivator facility. The bulk of
 vehicle trips, which consist of employees to and from the Site, will be through the
 Ledyard Street entrance to minimize impact to traffic on Wawarme Avenue. Any impact
 will be *de minimis* and far less than that of the prior use conducted by the Hartford
 Courant.
- **Compatible with Adjacent Properties:** The proposed use is consistent with the mix of commercial, industrial and other uses in the surrounding area. This includes a building materials store, a steel supply facility, a plumbing supply store, a church, and a park. There are more commercial and industrial uses beyond the adjacent properties. The proposed cannabis cultivator and product manufacturing facility will be operated in a manner which minimizes any impacts on the surrounding uses.
- Provides for Suitable Arrangement of Buildings, Open Space and Provision of Light and Air: No changes to the existing building or Site are proposed. All provisions for light and air and open space currently existing at the Site will remain.
- **Properly Provides for Adequate Provision of Essential Services:** The proposed facility will utilize all existing utility connections, which are sufficient to support the operations.
- Will not be Detrimental to the Control of Stormwater at its Source and the Minimization of Runoff: No changes to the Site are proposed. Current stormwater management existing at the Site will remain in place for this proposed operation.
- Does not Place Excessive Demands on City Services and Infrastructure: As previously discussed, the proposed operation will utilize a reverse osmosis system to recapture unused water for reuse on site. This will conserve water and reduce the operation's impact on local water resources and infrastructure.

All waste containers will be stored within the facility in a locked enclosure to prevent

³ Code Figure 2.2-A (Table of Districts)

unauthorized access. If any waste for any reason is stored outside of the locked facility and on premises, waste containers will remain locked at all times and located on concrete pads.

All water used to treat plants, from irrigation, fertigation, discharge and runoff, will be collected and pooled together in a containment area within a designated area of the facility to treat according to all applicable regulations of the State of Connecticut ("State") before it is discharged into the wastewater/sanitary sewer system.

- **Provides Landscaping that is Appropriate to the District Enhances the Public Realm:** As previously stated, no changes to the Site are proposed. All existing landscaping is to remain. No additional landscaping is proposed at this time.
- **Conforms Fully with the Code:** The proposed operation conforms with the applicable provisions of the Code, including the use-specific conditions for cannabis uses outlined in Section 3.3.10 of the Code. While the Site may contain some pre-existing nonconformities, no changes to the Site are proposed that would trigger the requirement to bring such nonconformities into compliance with the current Code.

The Code states that compliance with parking requirements must be attained for the development of new parking facilities, improvements to existing parking facilities, and changes in use requiring a change in the amount of parking.⁴ No changes are proposed to the Site's existing parking facilities. Further, the maximum parking requirement is the same for industrial and warehouse uses and cannabis cultivator uses (maximum one space per employee).⁵ Therefore, a change in use from distribution to a cannabis cultivator or manufacturer would not trigger the requirements of § 7.2 of the Code as it does not require a change in the amount of parking. The Site contains approximately 200 parking spaces on the portion to be used in this operation, which is more than adequate to serve the proposed use. The loading area to the south of the Wawarme Avenue building will be used for transportation purposes.

Conclusion

River Growers' proposed cannabis cultivation and product manufacturing facility presents a viable reuse of the existing building that would provide jobs and increase the tax base of the City of Hartford. The low-intensity use is consistent with the mix of commercial, industrial, and other uses in the area. Approval of the Application will benefit the City of Hartford by attracting a new business, creating new jobs for residents (up to 75% of employees to be residents), and generating additional tax revenue (real and personal property). The proposed use is consistent with all provisions of the Code and furthers several goals and policies of the POCD. River Growers respectfully requests that its Application be approved.

⁴ Code Section 7.1.2.A.

⁵ Code Figure 7.2-A (Required Off-Street Automobile Parking)

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: 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

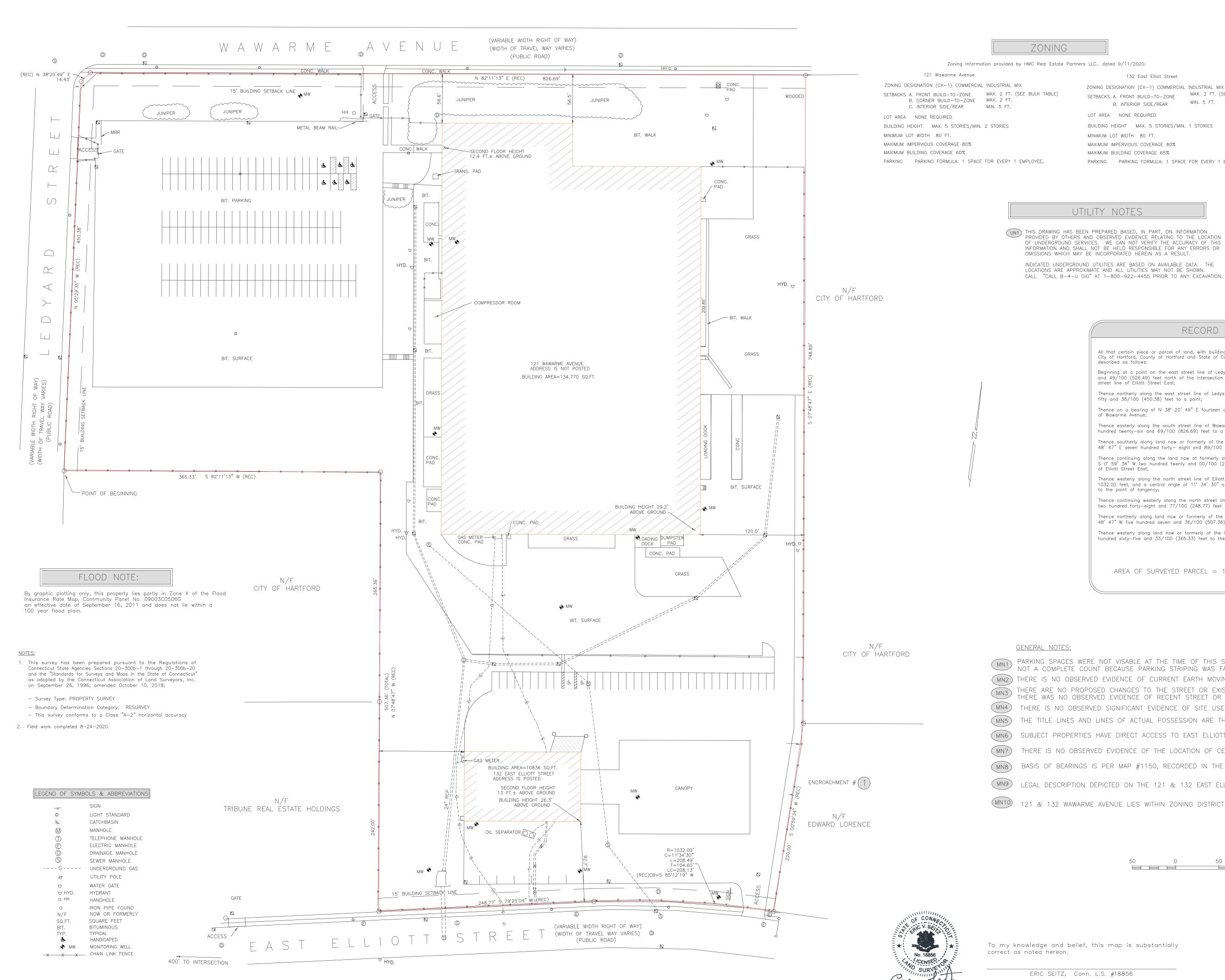
Dear Sir/Madam:

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



EITZ,	Conn.	L.S.	#18856

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 of 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 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 ON LAISTING MOUTH OF THE LAIST OR REPAIRS. THERE ARE NO PROPOSED CHANGES TO THE STREET OR EXISTING RIGHT OF WAY LINES PER CITY OF HARTFORD (MN4) THERE IS NO OBSERVED SIGNIFICANT EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME. SUBJECT PROPERTIES HAVE DIRECT ACCESS TO EAST ELLIOTT STREET, WAWARME AVENUE AND LEDYARD STREET, PUBLIC ROADS. THERE IS NO OBSERVED EVIDENCE OF THE LOCATION OF CEMETERIES AND BURIAL GROUNDS. BASIS OF BEARINGS IS PER MAP #1150, RECORDED IN THE HARTFORD LAND RECORDS. LEGAL DESCRIPTION DEPICTED ON THE 121 & 132 EAST ELLIOTT STREET DOES MATHEMATICALLY CLOSE. 121 & 132 WAWARME AVENUE LIES WITHIN ZONING DISTRICT CX-1 50 100 150 Feet 50 0 PROPERTY SURVEY PREPARED FOR HMC Real Estate Partners LLC. To my knowledge and belief, this map is substantially 121 Wawarme Ave., 132 East Elliot Street, SCALE: 1" = 50 FT. DATE: AUGUST 5, 2022

132 East Elliot Street ZONING DESIGNATION (CX-1) COMMERCIAL INDUSTRIAL MIX SETBACKS A. FRONT BUILD-TO-ZONE MAX. 2 FT. (SEE BULK TABLE) MIN. 5 FT. B. INTERIOR SIDE/REAR 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,

UTILITY NOTES

LOCATION VICINITY MAP 1"=1,000'

RIVER GROWERS CT, LLC <u>TRAFFIC IMPACT PLAN</u>

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.