

DDS- Planning & Zoning: Plan Review Application



Submission date: **8 July 2022, 12:16PM**
Receipt number: **858**
Related form version: **2**

Application Type

Check all that apply: **Special Permit**

Property Information

Property Address: **722 Wethersfield Ave Hartford, CT 06114 [Map](#)
(41.6186368, -72.630272)**

Zoning District: **M-3**

Parcel ID: **276815132**

Property Owner: **722 Wethersfield Ave LLC**

Address of Property Owner: **722 Wethersfield Ave Hartford, CT 06114**

Email: **ritacastrucci@aol.com**

Applicant

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

Name of Applicant: **Southend Harvest House LLC**

File Date: **07/06/2022**

Address: **722 Wethersfield Ave No coordinates found**

Phone: 8602501508

Email: ritacastrucci@aol.com

Primary Point of Contact

Name: Rita Castrucci

Phone: 8602501508

Email: ritacastrucci@aol.com

Project Narrative

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

Special Permit for Cannabis Micro-Cultivation see attached for 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)

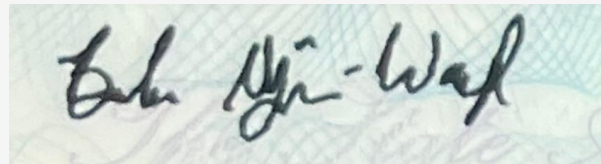
Upload any supporting materials below.

[Special Permit Request \(1\).pptx](#)

[Special Permit Request Doc. .docx](#)

Signatures

Signature of Applicant

A handwritten signature in black ink on a light blue grid background. The signature appears to read "Brandon" followed by some less legible characters.

[Uploaded signature image: brandon signature.jpg](#)

Printed Name of Applicant:

Southend Harvest House LLC

Date:

07/06/2022

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

Date:

07/06/2022

Special Permit Request: Cannabis Micro Cultivator - 722 Wethersfield Avenue

Current use: Proposed site is empty warehouse space, previously used as automotive.

Requested Zoning Classification Change:

- Cannabis permit for Micro Cultivation

Odor control plan:

- Air filtration kit
- Total odor blocking high absorption carbon filter that utilizes charcoal with an odor control and cleaner smelling air.
- Fans use cubic feet per minute (CFM) by calculating Length (L) x Width (W) x Height (H). Attached is a video explaining how it works.
- <https://youtu.be/9jkDQd7fUWQ>

Waste disposal plan:

- Cannabis waste is considered organic waste if it is not combined or contains any hazardous or toxic material.
- We will have a secured dumpster inside of warehouse that will hold any cannabis contaminated waste product. An approved state hauler to deal with the solid cannabis waste that will properly dispose of it.
- All cannabis plant and dirt product will be composted and reused for future harvest.

Security plan:

- 12 foot fence with electric and coded gate with barb wire on top
- Video surveillance with intrusion alarm system at all access points
- Remote access to all video and audio surveillance with video storage
- Steel doors electronically coded
- Complete property enclosure
- Access control with smart fobs, PIN pads, mobile devices and biometric devices

Logistics plan:

- All traffic in and out the Cultivation Farm will enter and exit through the right side of 375 Ledyard Street.
- There will be a gate on the parking lot of 722 Wethersfield Ave. That gate will not be open to any type of transportation. There will be a gate on 375 that will be 12 feet tall with an electronic passcode that all traffic will enter and exit on.

722 WETHERSFIELD AVENUE
SPECIAL PERMIT REQUEST

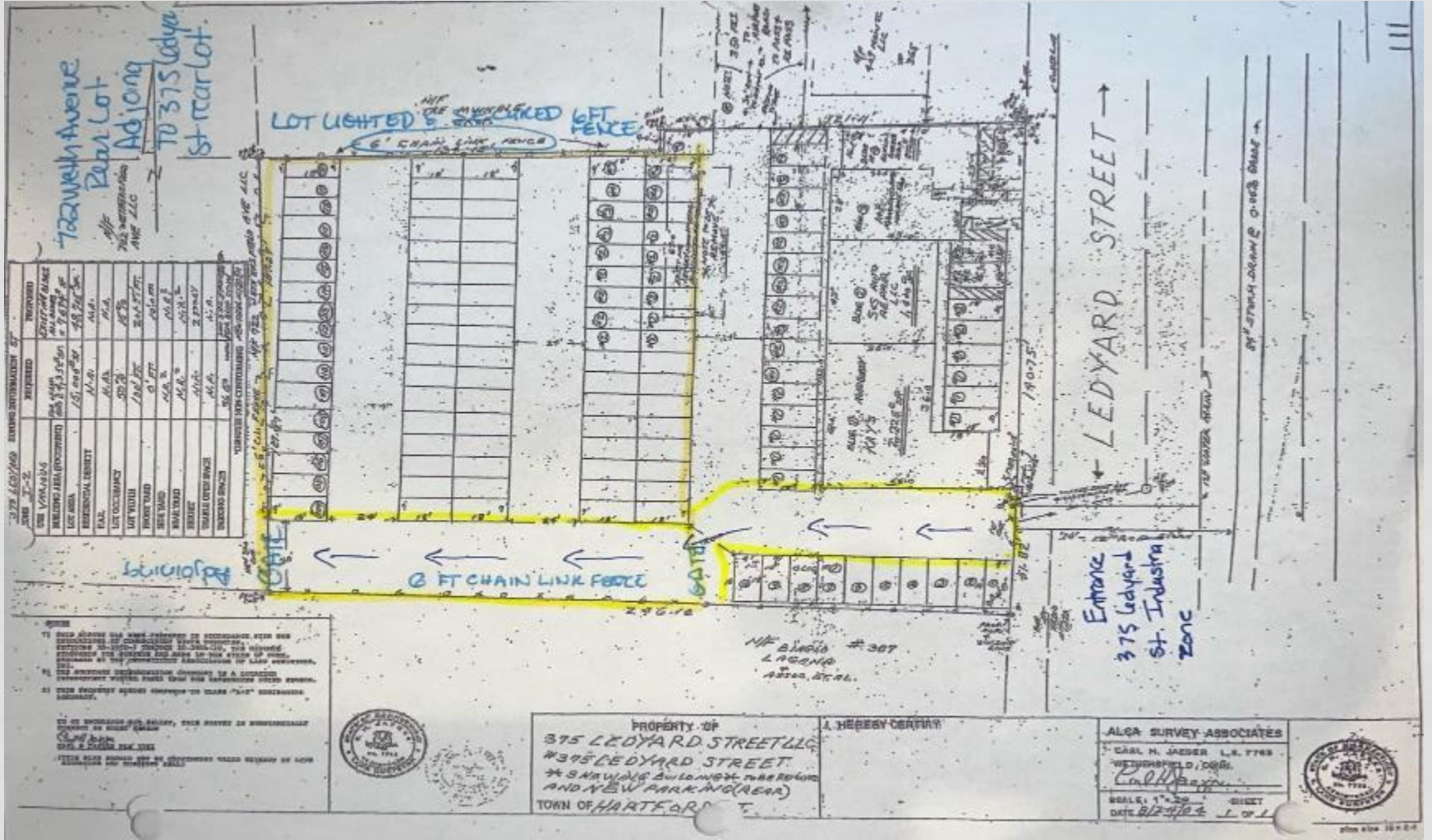
CANNABIS MICRO CULTIVATOR

CURRENT USE

Proposed site is empty warehouse space, previously used as automotive.



SURVEY



REQUESTED ZONING CLASSIFICATION CHANGE

- Cannabis permit for Micro Cultivation

ODOR CONTROL PLAN

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ODOR CONTROL PLAN



VENTILATION CONTROL

A cost-effective, value kit compiled with all the fitted components you need to quickly build your air filtration system and start your grow.

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LOGISTICS PLAN

