



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: Special Permit for a Cannabis Micro-Cultivator
for consideration September 13, 2022

STAFF REPORT

TO: Planning & Zoning Commission
PREPARED BY: Paul Ashworth, Senior Planner
paul.ashworth@hartford.gov

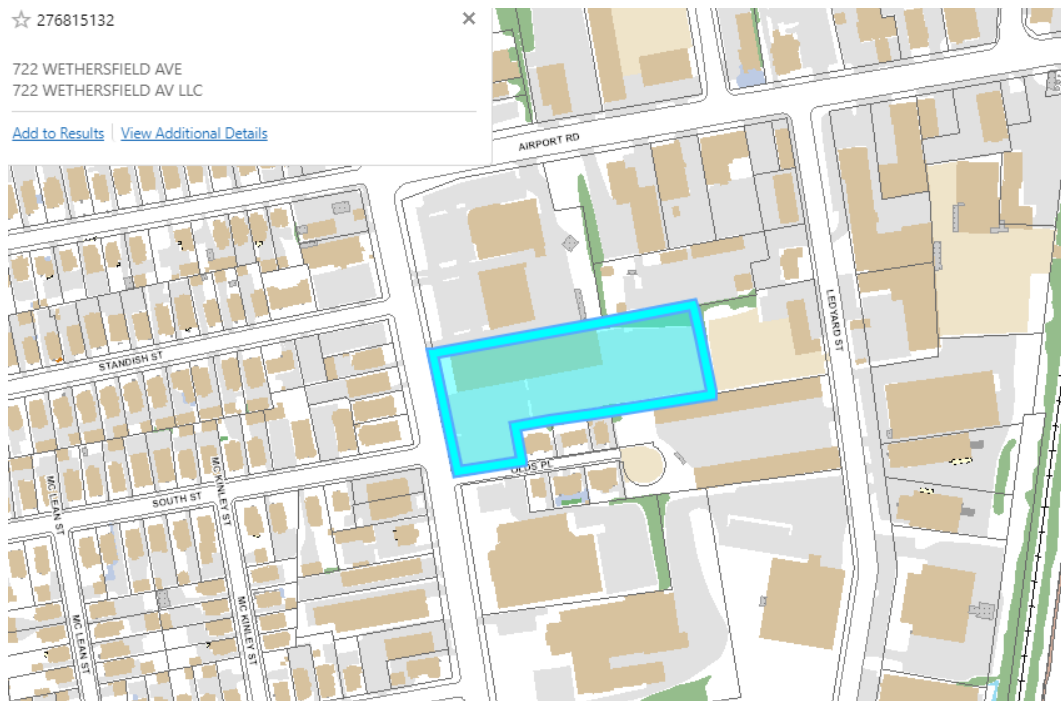
PROJECT: Cannabis Micro-Cultivator
722 Wethersfield Avenue
PARCEL ID: 276-815-132
P&Z-COMM-2022-0660

ZONE: MS-3, Main Street

TYPE: Request for Special Permit for a Cannabis Micro-Cultivator per Figure 3.2-A and Section 1.3.4

APPLICANT: Southend Harvest House, LLC

OWNER: 722 Wethersfield Ave LLC



Overhead View – Hartford GIS 2022

BACKGROUND INFORMATION

The applicant is requesting a special permit to establish a cannabis micro-cultivator facility within the existing building at 722 Wethersfield Avenue. The subject property is currently occupied by an approximately 22,000 square foot nonconforming commercial center building. The proposed micro-cultivator would occupy the rear, eastern portion of the building. This portion of the building has two stories of ~4,725 square feet each and was previously use as an automotive repair use. The front, western half of the building is currently, and will remain in use by, a retail auto parts store.

The subject property is not designated historic, or within a local, state or national historic district.

KEY APPLICATION TIMELINES

- Application Submission Date: July 11, 2022
- Date Application Accepted as Complete: July 11, 2022
- Application Date of Receipt: July 26, 2022 (sooner of either: date of next regularly scheduled meeting, or 35 days after acceptance of complete application)
- Public Hearing is scheduled to open on Tuesday, September 13, 2022; Open Hearing Deadline: September 29, 2022.
- Close Hearing Deadline (if opens September 13, 2022): (35 days after opening) Tuesday, October 18, 2022
- CT General Statutes Sec.8-7D allow that the applicant may consent to one or more extensions of time, provided the total extension of all time periods shall not be for longer than 65 days.

LEGAL STANDARD

Standard for Application Type:

The Commission reviews special permits in accordance with Zoning Regulations section 1.3.4. Special permits may be approved, approved with conditions, or denied.

Considerations the Commission may weigh in special permit review include: harmony with the plan of conservation & development; compliance with the purposes of the district; effect on existing development; creation of safety hazards in vehicular and pedestrian circulation; effects on traffic; compatibility with adjacent properties; suitability of arrangement of buildings, open space, and provision of light and air; impact on essential services; impact on stormwater runoff; impact on city services and infrastructure; tree and landscape provision; and pedestrian amenities. The Commission may deviate from the minimum requirements for building siting, height, street facades, accessory structures dimensions, tree installation, landscape installation, buffers, fencing, lighting, parking, signage, and street design by up to 15% upon certain findings.

STANDARD SPECIFIC TO THE USE

Section 3.3.10 Cannabis Uses – A category of uses involving the cultivation, propagation, processing, extraction, creation, packaging, labeling and retail of cannabis, cannabis products and medical marijuana. Such cannabis and medical marijuana establishments are subject to

the requirements of state law and regulations as established by the State of Connecticut Department of Consumer Protection.

All advertising, displays, signage, and visibility requirements must comply with state law and the regulations as established by the State Department of Consumer Protection.

- B. A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand (2,000) square feet and not more than ten thousand (10,000) square feet of grow space as defined in state law.

Figure 3.2-A – Table of Principal Uses: Micro-cultivator cannabis uses are permitted with a special permit in the MS-3 district.

Section 4.7.2 – Commercial Center Building Type Regulations

- C. Adult use cannabis uses are permitted on the ground story and upper stories per the district.

Plan of Conservation & Development

Grow400 – Entrepreneurship: Hartford has a diverse business ecosystem filled with large anchor institutions, small businesses, and start-ups. Meeting the needs of these diverse enterprises and cultivating an innovation atmosphere will expand economic opportunities and connect Hartford to the region and the world.

Live400: Hartford is full of active neighborhoods and institutions. We must forge better connections between people and available resources – and between people across neighborhood and city boundaries. With this City Plan, we hope to ensure equitable and affordable access to a high quality of life and to protect the dignity of all of our residents.

FINDING OF FACTS

Subject Property

- Lot size is ~2.53 acres.
- The lot is occupied by a multi-tenant commercial center building.
- Front, western side of the building is occupied by an auto parts retailer.
- Rear, eastern side of the building previously occupied by an auto repair use.
- Located in the MS-3, Main Street district.

Proposed Use – Adult-Use Cannabis Micro-Cultivator

- Proposed to occupy the rear, eastern side of the existing building.
 - Will use approximately 9,450 square feet of building space across two stories.
- No changes proposed to the exterior of the building.
- All business operations will take place on the interior of the building.
- Parking & Site Access
 - Proposing to use existing parking area at rear of facility.
 - All deliveries or access to this use will enter from Ledyard Street across the neighboring property known as 375 Ledyard Street.
 - No improvement proposed at this time.
 - Conceptual site plan shows future improvements including landscaping, bicycle parking, lighting and accessory structures such as an emergency power generator.
- Signage
 - No signage is proposed as part of this application.

- Security Plan
 - Proposing a 6' security fencing enclosing the premises;
 - A video surveillance system;
 - Upgraded heavy duty doors and entrances;
 - Access control mechanisms and alarms on the doors and gates;
 - Pledged to review the final security plan with law enforcement.
- Odor Elimination Plan
 - Proposing the incorporation of a multi-stage odor and air filtration system into the ventilation system.
- Waste Treatment Plan
 - Proposing to use a composter to recycle and keep on-site all waste that may contain a regulated material or byproduct.

Neighborhood Context

- Adjacent Uses
 - North – Commercial shopping center;
 - East – An automotive repair and sales use;
 - South – Residential and light industrial uses;
 - West – Across Wethersfield Ave, mixed use storefront and residential buildings.
- The proposed located at the eastern, rear of the site is buffered from Wethersfield avenue by the existing auto parts retail use.



Figure 1. Subject property as seen from Wethersfield Avenue – Google Maps 2022



Figure 2. View of the subject property through the neighboring property at 375 Ledyard Street. This is the proposed access point – Google Maps 2022



Figure 3. Photo of proposed tenant space at the rear of the subject property – Applicant 2022

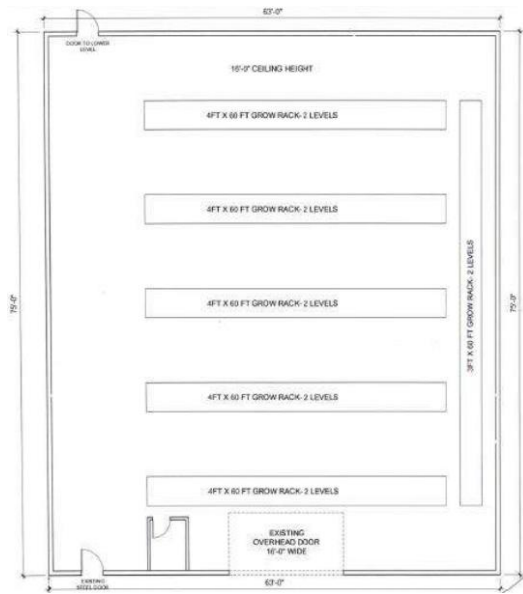


Figure 4. Proposed upper level floor plan – Applicant 2022

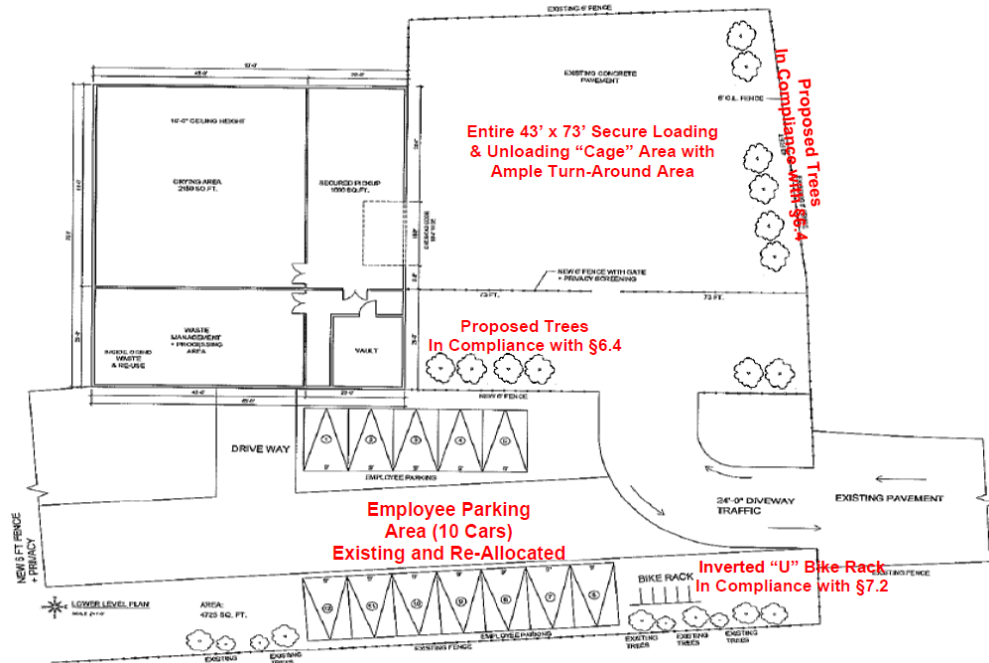


Figure 5. Proposed lower level floor plan and conceptual site plan – Applicant 2022

COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)

The South End NRZ Chair met with the applicant subsequently issued a letter of support on August 11, 2022. Staff also received letters of support from four individuals: Council President Maly Rosado; Councilman James B. Sanchez; Connecticut State Representative Edwin Vargas; Donna Swarr, whom also expressed concern about the originally proposed barbed wire and electrified fencing. The barbed wire and electrified fencing have since been removed from the plan based on feedback from city staff. Please find the support letters attached in full to this report as Attachment 2.

ANALYSIS

The proposed adult use cannabis micro-cultivator facility meets the basic requirements of the Zoning Regulations (the Regulations) in that the use will be completely contained within the building and the use is permitted in the district subject to special permit review. The use further meets the requirements of the Regulations in that the location of the use and access will be organized to direct deliveries and traffic to the more industrial corridor, Ledyard Street. This is positive for the pedestrian and bicycle realm in that it would direct potential larger vehicles and deliveries away from the more pedestrian oriented Wethersfield corridor. The owner of 375 Ledyard Street has confirmed in writing that they grant access across their property for the use of the subject property and the proposed use. However, because these properties are in separate ownership, staff recommend that the Commission require an easement be recorded ensuring the right of access across 375 Ledyard be granted in perpetuity.

The proposed use will also utilize the paved area immediately surrounding the tenant space for parking and for deliveries. At this time no changes are proposed to the exterior of the building outside of security enhancements. The proposed security enhancements include a variety of control

mechanisms, surveillance and physical interventions. The security plan was provided to the Hartford Police Department and the applicant has confirmed a willingness to provide a more detailed plan to the Police Department prior to opening.

Cannabis cultivators are associated with an odor created by the flowering plants within the facility. Facilities are also equipped with ventilation systems that continuously exchange the air to the outside of the facility possibly spreading the produced odor. To address this potential nuisance the applicant has provided a plan confirming their use of several odor eliminating techniques. Staff find the proposed odor mitigation measures to be sufficient, however, because this is a new use to the city, staff recommend placing a condition of approval requiring the re-evaluation of the odor elimination system should a nuisance be identified later.

Plan of Conservation & Development

In July 2021, the State of Connecticut legalized adult use cannabis following suit of a national trend. Legalizing the consumption and sale of cannabis is, in large part, to help heal the wounds which disproportionately impacted communities of color. The Social Equity Council was developed in order to make sure the adult-use cannabis program is grown equitably, and ensures that funds from the adult-use cannabis program are brought back to the communities hit hardest by the "war on drugs." All but three of the census tracts in the City of Hartford are considered "disproportionately impacted areas" (or DIAs). DIA's are census tracts have either a historical conviction rate for drug-related offenses greater than one-tenth, or an unemployment rate greater than ten percent, as determined by the Social Equity Council. The subject property is within a disproportionately impacted area. The location of this business, itself a social equity applicant, within a DIA in Hartford is consistent with both the intention of the state legislation and the Hartford Plan of Conservation & Development (the POCD).

STAFF RECOMMENDATION

Staff recommends approval of this application with the following conditions:

1. An easement be recorded prior to the opening of the proposed use guaranteeing the subject property, 722 Wethersfield Avenue access across property known as 375 Ledyard Street. All deliveries and trips associated with the adult use cannabis micro-cultivator shall access via the Ledyard Street entrance across 375 Ledyard Street.
2. If at any time in the future it is determined that an odor nuisance has developed as a result of adult use cannabis use, the proprietor shall work with the city to eliminate the nuisance; including the installation of additional odor elimination mechanisms.
3. The final security plan shall be coordinated and submitted to the Hartford Police Department for approval.
4. All future site improvements including landscaping, complete reorganization of the parking, addition of bicycle parking and any new accessory structures such as generators shall be reviewed under the site plan process.

A draft resolution follows.

ATTACHMENTS

1. Applicant Narrative dated August 29, 2022
2. Compiled Public Comments

REVIEWED AND EDITED BY,

Aimee Chambers, Director



CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
722 WETHERSFIELD AVENUE
SPECIAL PERMIT FOR ADULT-USE CANNABIS MICRO-CULTIVATOR

- Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and attached documents regarding the request for a Special Permit for an Adult Use Cannabis Micro-Cultivator per Figure 3.2-A, Section 3.3.10.B and Section 1.3.4.; and
- Whereas,** Section 3.3.10.B defines Adult Use Cannabis Micro-Cultivator as “A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand (2,000) square feet and not more than ten thousand (10,000) square feet of grow space as defined in state law”; and
- Whereas,** The applicant has proposed to use an approximately 9,450 square foot space at the rear of a commercial center building located at 722 Wethersfield Avenue; and
- Whereas,** The use will employ several odor elimination mechanisms including carbon filters and general air filtration; and
- Whereas,** All deliveries and access will be from Ledyard Street across property known as 375 Ledyard Street; and
- Whereas,** The proposed Adult Use Cannabis Micro-Cultivator meets all of the basic requirements of the Zoning Regulations; and
- Whereas,** The Plan of Conservation & Development, specifically the Grow400 element identifies goals that encourage entrepreneurship in innovative industries; and
- Whereas,** The cannabis industry is considered a new, burgeoning, innovative industry; and
- Whereas,** The subject property is located within a “disproportionately impacted areas” as defined by the State of Connecticut and the applicant is considered a Social Equity Applicant as defined by the State of Connecticut; and
- Whereas,** The proposed Adult Use Cannabis Micro-Cultivator use is consistent with the POCD and

the intention of Public Act 21-1; and

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby **denies/approves** the request for a Special Permit for the proposed Adult Use Cannabis Micro-Cultivator per Figure 3.2-A, Section 3.3.10.B and Section 1.3.4 **with the following conditions:**

1. An easement be recorded prior to the opening of the proposed use guaranteeing the subject property, 722 Wethersfield Avenue access across property known as 375 Ledyard Street. All deliveries and trips associated with the adult use cannabis micro-cultivator shall access via the Ledyard Street entrance across 375 Ledyard Street.
2. If at any time in the future it is determined that an odor nuisance has developed as a result of adult use cannabis use, the proprietor shall work with the city to eliminate the nuisance; including the installation of additional odor elimination mechanisms.
3. The final security plan shall be coordinated and submitted to the Hartford Police Department for approval.
4. All future site improvements including landscaping, complete reorganization of the parking, addition of bicycle parking and any new accessory structures such as generators shall be reviewed under the site plan process.

Be It Further,

Resolved, This 13th day of September, 2022.

SOUTHEND HARVEST HOUSE

CT CANNABIS MICROCULTIVATOR - SOCIAL EQUITY
LICENSE APPLICANT

ZONING PROPOSAL

VIA ELECTRONIC COMMUNICATION

August 29, 2022

City of Hartford, CT Planning and Zoning Commission
c/o Department of Developmental Services
Attention: Mr. Paul Ashworth
260 Constitution Plaza – 1st Floor
Hartford, CT 06103

**RE: Supplement to Plan Review Application #858 – July 8, 2022
Southend Harvest House, LLC
722 Wethersfield Avenue – Special Permit Application - COMM-2022-0660
Proposed Cannabis Microcultivator in Zoning District M-3
Parcel ID #276815132**

Dear Mr. Ashworth and Honorable Members of The Hartford Planning and Zoning Commission:

I come before you with additional information in conjunction with the special permitting application process for the Cannabis Microcultivation Facility referenced above.

Pursuant to Connecticut Public Acts #21-1 and 22-103, application for applicable Connecticut licensure under requisite social equity (women and minority-owned) standards has begun, reception confirmed (#100526) and is currently under review. As of the date of this submission to The Hartford Planning and Zoning Commission, and as the petitioner herein of this request, I have no knowledge of the state permit application being rejected in the first round of review, and maintain confidence state permitting in conjunction with operating a micro cultivation business at the proposed site will be approved.

The following will represent a summary of action as it relates to the application.

Respectfully submitted,



Property Owner – 722 Wethersfield Avenue
On behalf of: Southend Harvest House, LLC

INTRODUCTION

The proposed use of 722 Wethersfield Avenue in Hartford, CT (the “Property”), will be for licensed operator (Applicant) to conduct the business of an all indoor-grow Cannabis Microcultivator, defined in CT Public Act #22-103 §1(36) as:

“A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner;”

PROPERTY

The property is located at 722 Wethersfield Avenue, and is owned by 722 Wethersfield Ave, LLC. The proposed site for operations is a roughly 10,000sf steel and masonry building, previously implemented as an automotive repair business.

For purpose of this application in specifying access to the Microcultivation Facility, the subject property abuts 375 Ledyard Street, owned by 375 Ledyard St, LLC. Both associated LLC’s for each property are owned by the same individual principals, who have submitted support and favor for this proposal, pledge ongoing support, with the intention of issuing leases to the applicant for involved demised property associated with both parcels.

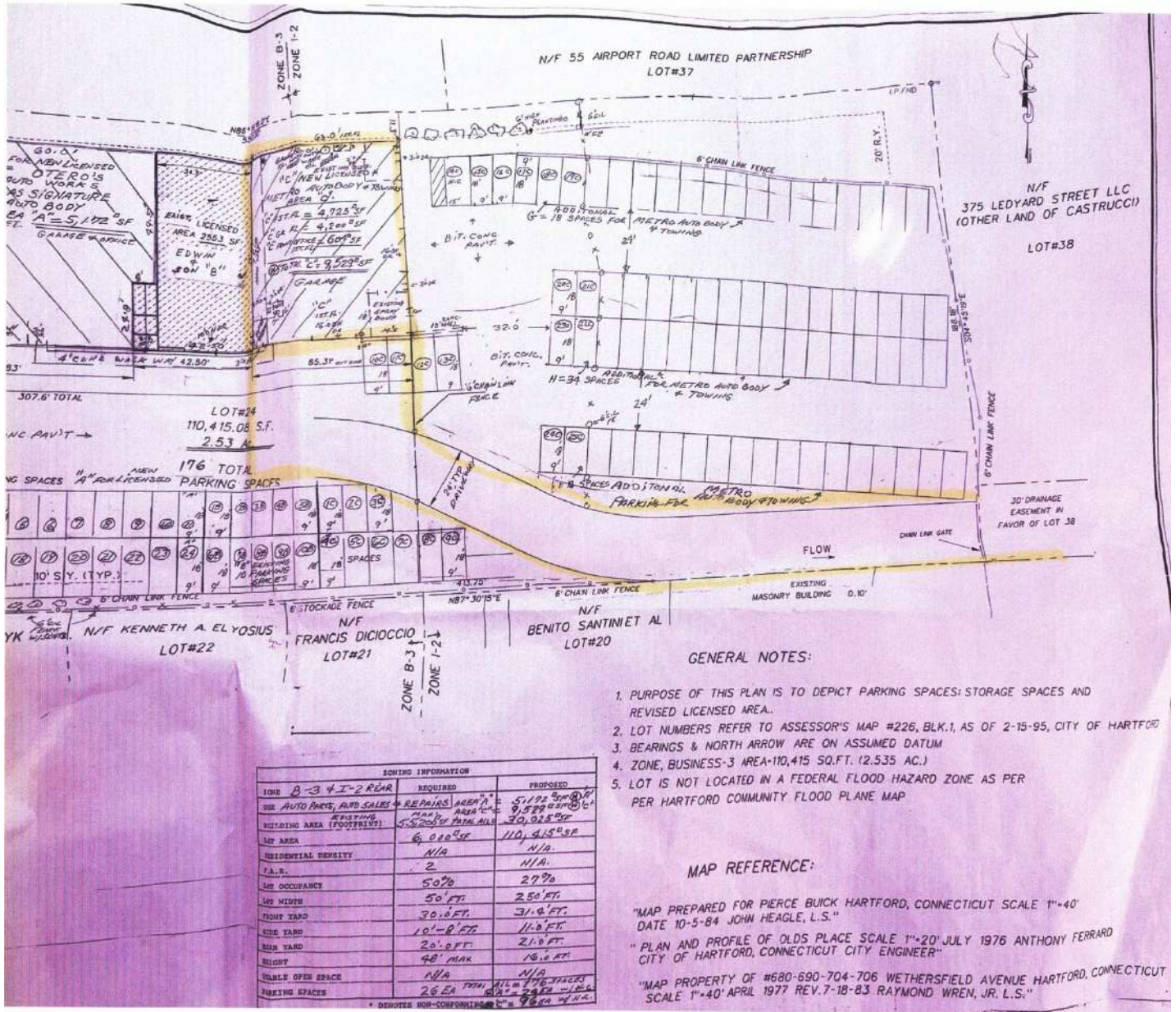
(Certification of property ownership and authorization for proposed use, are appended {IV - VII} herein)

(Certification of notice mailing to adjacent property owners, along with support from three government officials, are appended {VIII and IX respectively} herein)



ACCESS

Since the property will be used as a microcultivator, there will be no public access to the property. Access will be from scheduled and regulated distribution sources that will not access the property from Wethersfield Avenue. Property access will only be allowed from Ledyard Street, through the co-owned property at 375 Ledyard Street. A final easement will be designed and constructed in accordance with all required zoning and permitting, subsequent to the approval of this application. (See illustration immediately following this section)





RENOVATIONS

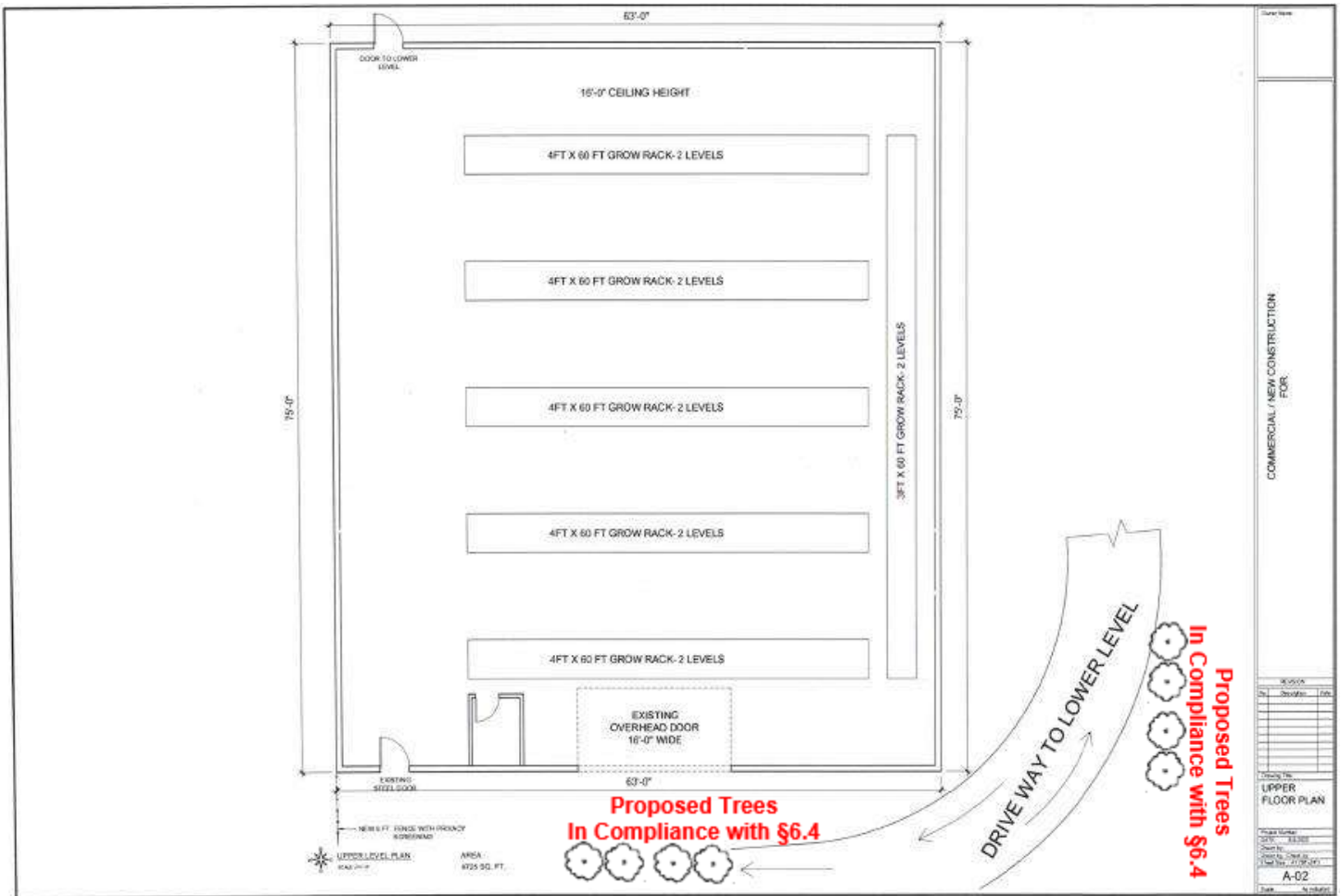
The real estate surrounding the property, as well as the adjacent 375 Ledyard property, will be cleaned, debris removed, and prepared for architectural renderings. Ingress and egress will be designed to solely allow traffic to the microcultivation facility from Ledyard Street.

In accordance with all city building regulations, the subject building will be outfitted with elevated growing beds of less than 10,000sf. The building will also house processing areas, employee spaces, waste treatment areas, and office space. Electrical, lighting, and ventilation in accordance with the implementation of odor control, waste disposal, and security will also be installed by qualified electrical and HVAC contractors.

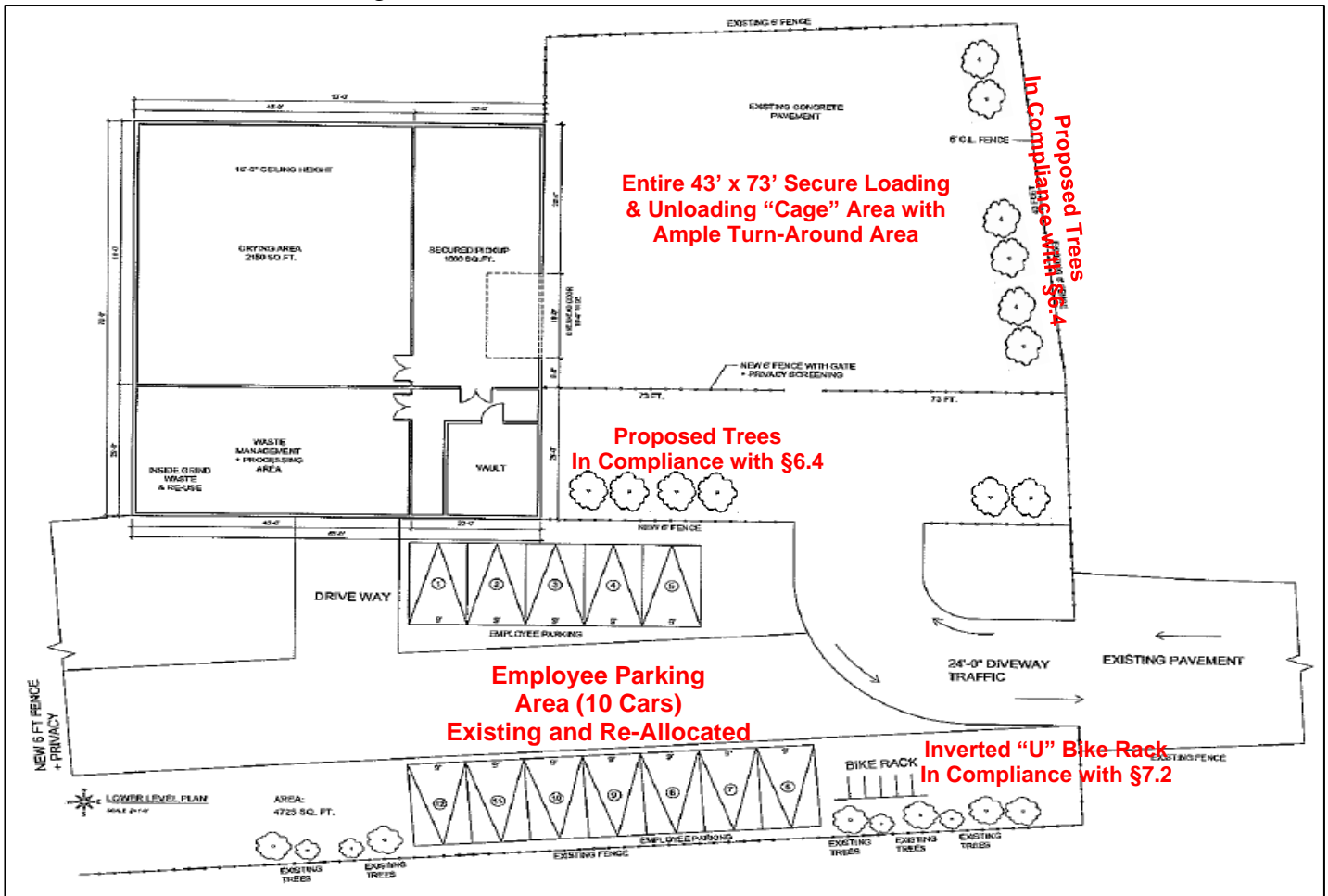
Retro-fit plans for the two-story 75'x63' existing building are included herein. The second floor will contain five, 2-level Agrify Vertical Farming Units. The first floor will contain processing areas, offices, and employee common areas. There are no plans for additional paving.



Upper Level Plan:



Lower Level and Parking Plan:



SECURITY & FENCING

6' visibly restricting fence with motorized and coded gate(s) for access, will be erected to enclose the entire perimeter of the property. Roof access will be prohibited.

Video surveillance consisting of no fewer than twenty HD (>1280x720 dpi) tpx cameras with IR capability, remote viewing, UPS battery back-up, and a minimum of 30-day DVR storage capabilities will be installed and maintained on the interior and exterior of the building.

Access to the building will be gained through steel doors, locked at all times, accessible with traceable key-cards, smart fobs, mobile devices, with an additional level of biometric security authentication. A monitored security system, along with duress alarms, will also be implemented with access tightly regulated. Additionally, robust and continuous screening of employees and on-site contractors will also be implemented.

Ample lighting will be maintained at all times within the building as well as exterior, downward facing, shielded, overnight lighting. An engineered, high-efficiency LED lighting fixture upgrade was performed on the entire interior and exterior of the property in May 2016, to improve upon the original lighting of the property installed by previous property owner.





It is estimated one small pick-up and/or delivery vehicle will visit the location per week. These vehicles are heavily regulated, armored and equipped with the latest theft detection and deterrence technology.

Vehicular access will be tightly controlled through the Ledyard Street electric gate, and a second electric gate upon entry to the employee/delivery parking area. Ample lines and arrows will be striped on the existing pavement, supplemented with clear and informative directional signage for direction to the building, from the milled driveway areas.

Upon arrival to the location, pick-up and delivery vehicles will be escorted to a secure locked enclosed “Cage” area measuring 43’ x 73’ with room for turn-around, as depicted on pg. 5. Transfer of product will take place in this structure, outside the view of the public.

All safes, vaults, and any other equipment or areas used for the cultivation, harvesting, processing or storage of marijuana products will be securely locked and protected from entry, except for the actual time required to remove or replace marijuana. All marijuana products will be kept out of plain sight and not visible from a public place.

Visitors to the facility will be required to show positive identification in addition to signing a log-book with contents including, but not limited to; date, name, times in/out, purpose of visit, and employee requesting visit. Such logbooks will be maintained either physically or electronically by the applicant for no fewer than seven years from the date of visit.

Security hardware will be outfitted by Beacon Protection (CT Security Lic. #0192271-L5), who have outfitted dozens of cannabis-related cultivators in neighboring Massachusetts, over the past five years. Beacon provides access control that is in compliance with Connecticut regulations consisting of video surveillance, remote monitoring, access control, fire and smoke detection. The alarm systems will have automatic triggers which are live monitored 24/7/365 and dispatched to local law enforcement.

Upon this zoning approval and state licensure, the applicant will partner with Beacon Protection to ensure that appropriate video monitoring, detection, and access control methods are enacted in accordance with state specifications. This coverage will apply to cultivation areas, vaults, drying

areas, packaging areas, and other work spaces including, but not limited to, all entrances, exits, delivery bays, parking areas, hallways, and eaves. Outdoor areas will be fitted with laser vehicle and motion detection capabilities.

A detailed security protocol, tailored to the applicant’s microcultivation operation will be shared with law enforcement authorities and fire services and periodically updated with the same, if the plans or procedures are modified in a material way.

Employees and contractors will be initially and continuously trained as to the accepted protocol for the applicant’s security measures and programs.

(Engagement for security system and lighting specifications are appended {X} herein)

OUTSIDE ODORS & VENTILATION

Even though there will be no on-site usage of cannabis products on the property, thus limiting the incidents of odors, the applicant recognizes that odor control will still be a definite consideration. The applicant has been engaging in comprehensive and ongoing research into odor mitigation techniques and will implement EcoSorb technology into the facility.

It has been shown, the most effective means of mitigating cannabis odor in a growing environment is to use a carbon filter. The cannabis plants' odor-causing molecules, terpenes, can effectively be trapped by a deep-bed activated carbon filter. Therefore, the use of carbon-based filtration, and the maximum allowable cubic feet per minute (CFM) use of positive pressure ventilation will be implemented on the interior space.

UV technology will also be implemented in the exhaust to remove odors escaping into the environment along with commercially available products that will ensure absolutely zero odors became a nuisance to the outside area. These products use a perimeter vaporization system on the roof to act as a polishing agent. The system continuously mists a dry vapor natural and eco-friendly odor eliminator to scrub leftover odors from the air before it leaves the vicinity.

These commercially available plant-based odor mitigation solutions have been proven to be most effective when combined with charcoal filtration, UV and O₃ introduction, and sufficient circulation/ventilation.

	Plant-Based Odor Removers	Masking Agents	Adsorption (Carbon Filters)	Ozone	Bio-Filtration
Uses Natural Ingredients	X		X		X
Non-Hazardous	X		X		X
Safe for the Environment	X	?	X		X
Simple Setup and Use	X	X			
Removes Odors Completely	X			X	
Effective on Organic Odors	X		X	X	X
Effective on Inorganic Odors	X		X		X
Cost-Effective (Implementation)	X	X			
Cost-Effective (Maintenance)	X	X			

AIR FILTRATION/CIRCULATION

In addition to the proprietary odor scrubber, specifically designed for marijuana cultivation facilities described above, it is proposed that the applicant will implement a three-stage (particulate, VOC, and odor) air filter/circulator with an airflow capability of up to 1,000 CFM. This application is proven adequate for a 10,000sf space and will not emit toxins such as ozone.

The Clean Leaf system consists of three efficient, yet powerful fans, leading pre-filtered air into a stage 1 filter which removed larger particles and VOC's. Stage 2 is a specially designed industrial HEPA filter that is 99.7% efficient at removing particulate matter as small as 0.3 Microns. The final filter removes any remaining gaseous VOC's and other chemical substances.

The system will be wired into the standby power system to remain operable in the event of a power loss.

(Specifications for air deodorization/filtration systems are appended {XI} herein)

WASTE TREATMENT & DISPOSAL

The applicant recognizes that anything containing THC or that comes into contact with THC must be destroyed and combined with an aggregate material until it is "unusable and unrecognizable." Although there currently exists no universal definition of "unusable and unrecognizable," the applicant intends to continue research, and hopefully become an innovator in the proper disposal of cannabis-related waste, in the state of Connecticut where such operations are still in infancy.

At a minimum, cannabis waste must be removed or separated from any packaging, or container, and rendered unusable. Cannabis waste is considered organic waste if it is not combined or contains any hazardous or toxic material. This is to prevent the waste from discharging into soil or a water source or being ingested by animals or minors.

For this reason, cannabis waste needs to be securely stored and only accessed by authorized personnel. The applicant recognizes that cannabis waste can never be treated as regular trash, which can be subject to search and seizure. Any waste generated, prior to the accepted remediation process, will be stored in locked dumpsters or other suitably strong container, inside the building, behind the security measures implemented to secure the property and building. Access to these dumpsters/containers will be tightly controlled and most likely limited to solely the applicant.

Paramount to the applicant's ideals and therefore business plan, is to maintain the highest level of sustainability and environmental consciousness. It is therefore, the bulk of waste remediation will consist of composting and re-use in future plantings, with all waste remediation operations occurring on-site, under complete control and direction of the applicant.

A commercially available fermentation process, available from Bokashi Cycle, which will be used on-site, solves the problem of cannabis waste remediation. With this fermentation and composting process, waste is degraded and rendered useless in as little as ten days, and the bio pulp produced will be recycled in soil which is maintained on the premises.

These machines were specifically designed to safely handle and contain granulated marijuana waste, including root balls. Granulated waste may be mixed with inert substrates or more efficiently fermented meeting disposal requirements with an approved protocol. Recycling

fermented end products into the grow operation will result in dramatic reductions in nutrient waste while ensuring increased crop yields, maintaining sustainability, as well as sustainability and responsible community stewardship.



This process is:

- Odor-Free with no composting smells
- Productive, since it produces byproducts that can be mixed with soil to act as fertilizer
- Fast, in that the process takes less than ten days
- Phytotoxic, rendering leaves and seeds unable to photosynthesize or germinate (unusable)
- Efficient, requiring very little energy, eliminating transport and chain of custody tracking
- Sustainable, eliminating environmental contamination with no methane production

(Specifications for waste treatment system are appended {XII} herein)

STANDBY POWER

The building will be equipped with a Generac Industrial gaseous 9.0L V-8 engine-driven generator providing 150kW of power on demand, wired for 120/240 VAC three phase, 60 Hz in the event of a utility failure.

In keeping with the applicant's principles surrounding sustainability and environmental stewardship, natural gas is becoming the preferred solution in many applications as it provides much longer runtimes with natural gas having 90% fewer emissions compared to diesel generators. In addition, there is virtually no maintenance associated with natural gas generators, while diesel fuel requires conditioning annually.

The automatic UPS standby generator, with 600amp transfer switch, will be professionally installed in a secure, outdoor location, within a sound attenuated enclosure, and sized adequately to provide the power needed to operate all systems within the building, in the event of a temporary, or extended period of power outage.

The aesthetically appealing enclosure incorporates special designs that deliver the quietest generator of its kind. Aluminum material plus durable powder coat paint provides the best anti-corrosion performance. The generator set enclosure has been evaluated to withstand 180 MPH wind loads in accordance with ASCE7-10. The intelligent design has removable panels and service doors to provide easy access for service and maintenance.

The physical location for the generator will be on the north side of the main building on the property, adjacent to the natural gas service, in a fenced-in area. The equipment will be enclosed in a Level 2 Sound Attenuated Enclosure, permanently situated on a roughly 9'x12' concrete pad.

(Specifications for standby power system are appended {XIII} herein)





OPERATION OF BUSINESS

The business will be operated under best practices for the private ownership and operation of a small business in the state of CT. The applicant pledges to abide by any and all rules, regulations, and/or policies as set forth by the licensing authority of the State of CT, the Secretary of The State, the Department of Labor, the Department of Revenue Services, as well as any and all legal requirements of The City of Hartford, and The IRS.

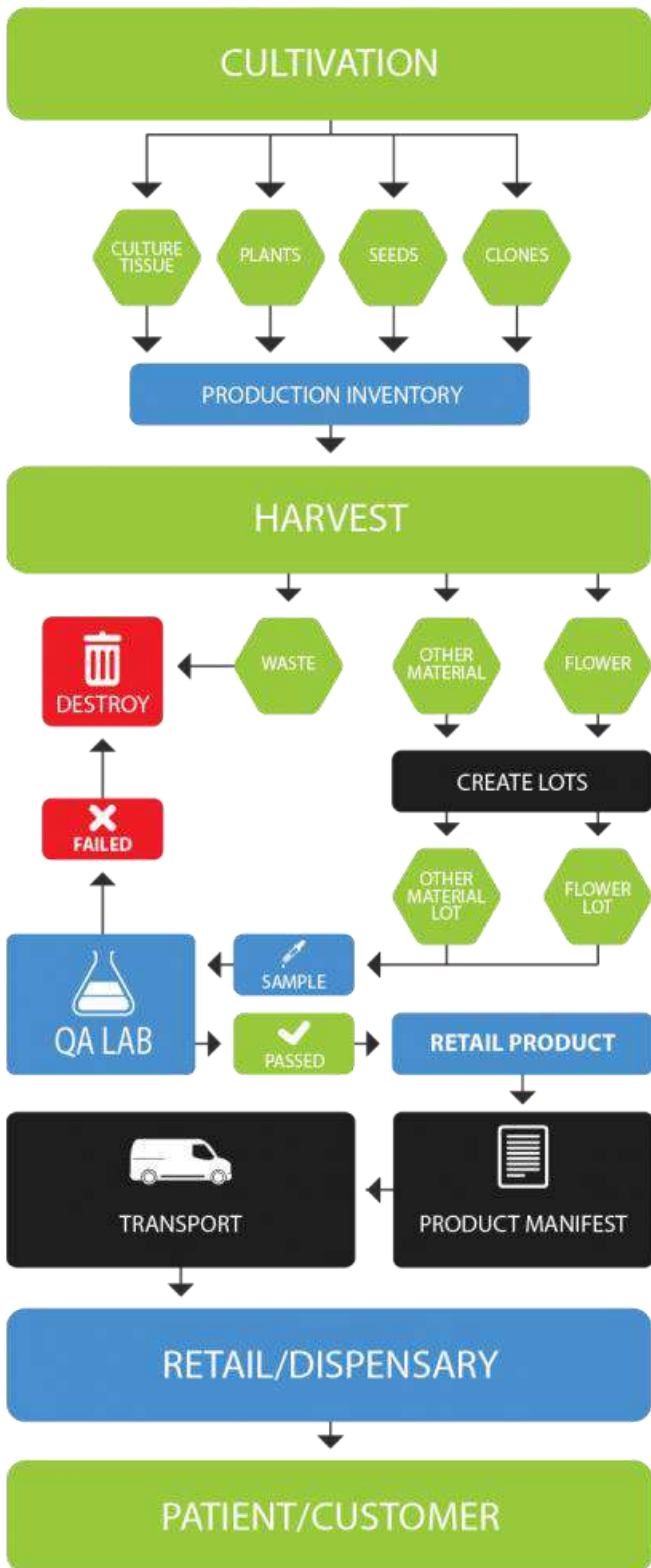
The applicant (a resident of Cromwell and CT Woman Business Owner) is 35% owner of Southend Harvest House, LLC and will be operating the business with a 65% owner who qualified under the social equity standards, a resident of Hartford and CT Hispanic Business Owner.

The applicant intends to implement the services of attorneys, accountants, enrolled agents, and business process consultants to ensure efficient, responsible, and effective operation of the business.

The business will use Agrify Vertical Farming Units which have been designed specifically for cannabis cultivation at unmatched scale. Integrated with Agrify Insights production planning software, each VFU provides independent control over its internal environment. This integration allows for precision growing and optimization.



The business will utilize Biotrack seed-to-sale Tracking and reporting tools customized to the jurisdiction’s regulations. Additionally, this robust software platform uses the latest technology to aid in the operation of a licensed cannabis grower including comprehensive reports, data-driven marketing tools, integrated hardware for minimal data entry, and customizable workflows.



Biotrack has been built for cannabis growers, by cannabis growers. Custom workflows to support the weighing of multiple plant by-products (wet or dry), plus multiple data collection points and ability to grade product quality upon curing.

CULTIVATION

Upon propagation from a seed, each plant or clone is assigned a globally unique 16 digit identifier. This identifier records and archives plant phases, additives and employee interactions to ensure accountability and adhere to regulations during the plants’ maturation.

YIELD FORECASTING

Monitor and analyze your harvest data to optimize for larger yields.

GENEAOLOGY TRACKING

Record and track cross-breeding, plant genetics and monitor clone potency results.

RESULTS ANALYSIS

Monitor Pesticides and Nutrients applied, log Strain Notes detailing light and watering cycles, plus review Past Harvest Data to optimize your future yields.

HARVEST

All cannabis components are batched by material-type. Batched material receives a new 16 digit identifier that contains plant history since propagation. Batched material includes prepackaged goods or derivatives such as oil concentrate.

QA TESTING

Cannabis and cannabis derivatives are then tested for chemicals, contaminants and other harmful additives prior to entering the market place. Test results, including potency, are automatically assigned and printed on product labels.

TRANSPORTATION

A detailed manifest must be completed prior to transporting cannabis.

(Specifications for seed-to-sale tracking system are appended {XIV} herein)

NEIGHBORHOOD IMPACT

Since the physical location of the property and structure associated with this application is an existing building; the design, size, mass, scale, height, and location will not hinder or discourage the appropriate use of any adjoining properties or diminish the values thereof. Nor will the design elements be incompatible with the site characteristics and styles of other buildings in the immediate vicinity.

The neighborhood is an industrial neighborhood, consisting of industrial and office buildings. There are three residential properties, adjacent to the property subject to this application, owners of which have given consent to the project which is subject to this application, and whose support letters are appended herein.

Sine the proposal of this application does not include a retail establishment, traffic impacts will be negligible and subject to strict hours of operation related to heavily regulated carrier carriers. Furthermore, all access to the proposed facility will be via Ledyard Street, thus wholly eliminating any associated traffic entering the facility from Wethersfield Avenue.

The robust and over-engineered plans of odor mitigation, air filtration/circulation, and waste treatment will provide further protection and ensure continued unimpeded use and enjoyment of neighborhood properties.

REQUESTED FINDINGS

As the applicant, it is my hope that in reviewing the application for this special permit, approval is granted based upon the foregoing, and after consideration of the commission in consideration of §1.3.4(D)(2) of the Zoning Regulations, this proposed special permit:

- (a) Is in harmony with the plan of conservation and development;
- (b) Complies with all applicable sections of these regulations pertaining to the district in which the proposal is located;
- (c) Comports with the purposes of the district in which the proposal is located;
- (d) Will not be detrimental to existing development in the district because of its location, bulk, scale, or design;
- (e) Does not create safety hazards in the proposed vehicular and pedestrian circulation pattern;
- (f) Will not seriously degrade traffic levels of service without providing adequate mitigation measures;
- (g) Is compatible with adjacent properties;
- (h) Provides for the suitable arrangement of buildings, open space, and provision of light and air;
- (i) Properly provides for adequate provision of essential services;
- (j) Will not be detrimental to the control of stormwater at its source and the minimization of runoff;
- (k) Does not place excessive demands on city services and infrastructure;
- (l) Provides landscaping, including vegetation and trees, that are appropriate to the district and enhance the public realm;
- (m) Provides pedestrian amenities; and
- (n) Conforms fully with the code.

CONCLUSION

This proposal touches on key points the applicant feels are of paramount importance to this zoning committee. While the cannabis industry is new to Connecticut, the permitting and operation are a learning experience for all those involved. As with the operation of any business, the applicant's business operations are dynamic, to the extent the applicant wishes to maintain the highest level of ethical business operation in The City of Hartford, while maintain strict adherence to all regulations wherein, and all policies set forth by the licensing agencies of The State of Connecticut.

The applicant pledges to adhere to any and all requirements set forth by this zoning committee. Additionally, while the pertinent topics related to zoning were addressed herein, the applicant is very familiar with the 3rd edition of the policies and procedures effectuated by The State of CT Department of Consumer Protection as to the intent of Public Act 21-1.

Within the referenced policies and procedures, are the provisions necessary to operationalize Connecticut's adult use cannabis industry, including the parameters by which persons licensed by the Department shall operate. The policies and procedures set forth consumer protections including product quality, safeguards for minors and security of product against diversion.

APPENDICES

- I. Southside Harvest House, LLC Articles of Organization as filed with the CT Secretary of The State (.pdf pg. 16)
- II. Receipt for payment to the City of Hartford for this application (pg. 18)
- III. Certification of sign postings in accordance with zoning regulations (pg. 19)
- IV. 722 Wethersfield Ave., LLC Annual Rep. as filed with the CT Sec. of The State (pg. 21)
- V. 375 Ledyard Realty, LLC Annual Rep. as filed with the CT Sec. of The State (pg. 27)
- VI. Letter of authorization for the permit application from the property owner 722 Wethersfield Avenue (pg. 33)
- VII. Letter of authorization from the owner of 375 Ledyard Street (pg. 34)
- VIII. US Postal Service verification of certified mail regarding Zoning Hearing Notice sent to adjacent property owners (pg. 36)
- IX. Dignitary Letters of Support (pg. 42)
- X. Security Engagement and Lighting Specifications (pg. 46)
- XI. Air Deodorizing and Filtration Specifications (pg. 56)
- XII. Waste Treatment Protocol Specifications (pg. 68)
- XIII. Standby Power Specifications (pg. 77)
- XIV. Seed-to-Sale Tracking Specifications (pg. 91)



Secretary of the State of Connecticut Certificate of Organization

Domestic Limited Liability Company

Filing Details

Filing Number: 0010578241

Filed On: 5/3/2022 8:30:51 PM

Primary Details

Name of Limited Liability Company: SOUTHEND HARVEST HOUSE LLC
Business ALEI: US-CT.BER:2551251
Business Email Address: ritacastrucci@aol.com
NAICS Information: All Other Miscellaneous Crop Farming (111998)

Business Location

Principal Office Address: 722 Wethersfield Ave, Hartford, CT, 06114-1900, United States

Mailing Address: 175 Freeman St, Hartford, CT, 06114-2722, United States

Appointment of Registered Agent

Type: Individual
Agent's Name: BRANDON MEJIAS-WASYL
Business Address: 722 Wethersfield Ave, Hartford, CT, 06114-1900, United States
Residence Address: States
175 Freeman St , Hartford, CT, 06114-2722, United States
Mailing Address: 175 Freeman St, Hartford, CT, 06114-2722, United States

Agent Appointment Acceptance

Agent Signature:
This signature has been executed electronically

Manager or Member Information

Name	Title	Business Address	Residence Address
BRANDON MEJIAS-WASYL	Managing Member	722 Wethersfield Ave, Hartford, CT, 06114-1900, United States	175 Freeman St, Hartford, CT, 06114-2722, United States

Acknowledgement

Filing Number: 0010578241

Filed On: 5/3/2022 8:30 PM



Secretary of the State of Connecticut Certificate of Organization

Domestic Limited Liability Company

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Organizer: BRANDON MEJIAS-WASYL

Organizer Title: Managing Member

Filer Name: brandon MEJIAS-Wasył

Filer Signature: brandon MEJIAS-Wasył

Execution Date: 05/03/2022

This signature has been executed electronically

From: mygovpay@persolvent.com
Subject: MyGovPay™ - Payment Receipt -
City of Hartford, CT - CSS
Date: Aug 8, 2022 at 5:03:10 PM
To: ritacastrucci@aol.com



Transaction Date: 08/08/2022
Agency Name: City of Hartford, CT - CSS
Order Number: 6652

Item	Qty	Unit Price	Total Price
NONE	1	\$350.00	\$350.00

Item Total: \$350.00
Service Fee: \$11.52
Tax: \$0.00
Order Total: \$361.52

Thank you for
your payment,
City of Hartford,
CT - CSS



LUKE BRONIN
MAYOR

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Planning Division

260 Constitution Plaza, 1st Floor
Hartford, Connecticut 06103

Telephone: (860) 757-9040

Fax: (860) 722-6402

www.hartford.gov



I. CHARLES MATHEWS
DIRECTOR OF DDS
AIMEE CHAMBERS, AICP
DIRECTOR OF PLANNING

Project Location: 722 Wethersfield AVE LLC

Public Hearing Date: AUG 23 RD

Virtual Hearing Information:

www.MeetingInfo.org

Public Hearing Time: 6PM

This acknowledges receipt of sign furnished by the Planning & Zoning Division relative to Planning & Zoning Commission/Zoning Board of Appeals public hearing to be held on the above date and concerning the above location.

In accordance with Section 41 & 130 of the Hartford Municipal Code, I shall post this sign on the property in question continuously for seven (7) days prior to the above hearing date in a conspicuous place visible from the public street.

I also acknowledge I must return said sign to this office within 24 hours following the completion of the public hearing, and sign an affidavit that said sign has been continuously posted as required by regulations; otherwise, said hearing on this location cannot be held. A deposit of \$50 is required for each sign, which will be refunded when the sign is returned.

Number of Signs Received: 1

8/11/2022

Date Sign was Received

Total Deposit Received: \$ 50

Peta Castucci

Signature of Applicant

*** AFFIDAVIT ***

State of Connecticut :

: ss. City of Hartford

County of Hartford :

The undersigned, being duly sworn, hereby deposes and says that he/she has posted the sign furnished him/her by the City, or similar sign approved by Planning Division Staff, on the above premises in question continuously for seven (7) days prior to the public hearing in a conspicuous place visible from the public street.

Dates Sign(s) was Displayed:

8/11/22 - _____

August 11, 2022

Date

Peta Castucci

Signature of Applicant

Subscribed and sworn to before me this 11th day of August, 20 22.

[Signature]

Public Hearing Date: AUG 23RD

Virtual Hearing Information:

www.MeetingInfo.org

Public Hearing Time: 6PM

This acknowledges receipt of sign furnished by the Planning & Zoning Division relative to Planning & Zoning Commission/Zoning Board of Appeals public hearing to be held on the above date and concerning the above location.

In accordance with Section 41 & 130 of the Hartford Municipal Code, I shall post this sign on the property in question continuously for seven (7) days prior to the above hearing date in a conspicuous place visible from the public street.

I also acknowledge I must return said sign to this office within 24 hours following the completion of the public hearing, and sign an affidavit that said sign has been continuously posted as required by regulations; otherwise, said hearing on this location cannot be held. A deposit of \$50 is required for each sign, which will be refunded when the sign is returned.

Number of Signs Received: 1

8/11/2022

Date Sign was Received

Total Deposit Received: \$ 50

Peta Castner

Signature of Applicant

*** AFFIDAVIT ***

State of Connecticut :

: ss. City of Hartford

County of Hartford :

The undersigned, being duly sworn, hereby deposes and says that he/she has posted the sign furnished him/her by the City, or similar sign approved by Planning Division Staff, on the above premises in question continuously for seven (7) days prior to the public hearing in a conspicuous place visible from the public street.

Dates Sign(s) was Displayed:
8/11/22 - _____

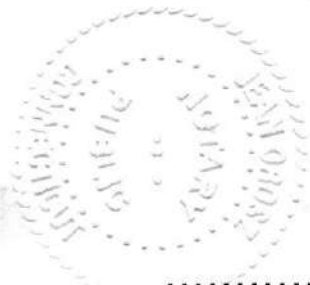
August 11, 2022

Date

Peta Castner

Signature of Applicant

Subscribed and sworn to before me this 11th day of August, 20 22.



Jean Orosz

JEAN OROSZ
Notary Public, Connecticut
My Commission Expires December 31, 2026

Notary Public
Commissioner of Superior Court
Town Clerk

Number of Signs Returned: _____

Total Deposit Received: \$ _____

Sign(s) to be returned within 24 hours following the completion of the public hearing.
A \$10 per day fine may be imposed if late.



Secretary of the State of Connecticut Annual Report

DEPARTMENT OF THE STATE
MANAGEMENT
AND SERVICE SERVICES
2022 MAR 28 A 10: 22

NO# 444993

*** GO PAPERLESS ***

File this report online at business.ct.gov

Online filing of annual reports is mandatory unless a waiver is granted. The waiver on the last page of this document must be completed in full for each paper annual report submitted.

Review the below business information and verify that it is correct. If the proper changes are not made on this filing, additional filings and fees may apply.

Filing Details		
Report Year Due Date:		
Filing Fee:	\$80.00	
Primary Details		
Business Type:	Domestic	
Legal Structure:	LLC	
Business Name:	722 WETHERSFIELD AVENUE, LLC	
Business ALEI:	US-CT.BER:0513844	
	Existing Information	Updated Information
NAICS Information:	Automotive Body, Paint, and Interior Repair and Maintenance (811121)	Rental units
Business Email Address:	METROAUTOBODY@AOL.COM	

Update your business location information below.

Business Location	Existing Information	Updated Information
*Principal Office Address: (No P.O. Boxes)	722 WETHERSFIELD AVE, HARTFORD, CT, 06114 United States	
*Mailing Address:	722 WETHERSFIELD AVE, HARTFORD, CT, 06114 United States	



Secretary of the State of Connecticut Annual Report

Office in Jurisdiction Information, if necessary

Office in Jurisdiction: (No P.O. Boxes)		
Mailing Address in State of Formation: (No P.O. Boxes)		

Complete section A or B below, not both. Use section A to update agent address information only. Use section B if you are changing the agent's name or appointing a new agent.

A. Current Agent Information

Agent Type:	Individual	
Agent's Name:	EDWARD ROSENTHAL ESQ	
	Existing Information	Updated Information
Agent Business Address:	18 NORTH MAIN STREET, WEST HARTFORD, CT, 06107 United States	
Agent Residence Address:	18 NORTH MAIN STREET, WEST HARTFORD, CT, 06107 United States	
Agent Mailing Address:	18 NORTH MAIN STREET, WEST HARTFORD, CT, 06107 United States	



Secretary of the State of Connecticut Annual Report

Complete the following only if you are changing your agent's name or appointing a new agent.

B. New Agent Appointment	
New Agent Type: (Individual / Business)	
New Agent Name:	
Agent's Business Address:	
Agent's Residence Address: (If agent is an Individual)	
Agent's Mailing Address	
New Agent Appointment Acceptance	
Name of Person Accepting Appointment:	
Title: (If agent is a business)	
Signature Accepting Appointment:	



Secretary of the State of Connecticut Annual Report

Current principal information is below. If a principal is no longer related to the business, select "Remove this principal". If a principal's address information is updated, detail the updates needed. If no update is required, write "No update".

Current Principal Information

<input type="checkbox"/> Remove the below principal		
Principal Name:	RITA CASTRUCCI	
	<i>Existing Information</i>	<i>Updated Information</i>
Title:	MEMBER	
Business Address: (No P.O. Boxes)	722 WETHERSFIELD AVE, HARTFORD, CT, 06114 United States	
Residence Address: (No P.O. Boxes)	3 RIVER PARK DR., CROMWELL, CT, 06416 United States	



Secretary of the State of Connecticut Annual Report

Space is provided for two new principals below. Report additional principals on a separate sheet of paper.

New Principal Information	
Principal Name:	
Title:	
Business Address: (No P.O. Boxes)	
Residence Address: (No P.O. Boxes)	

Principal Name:	
Title:	
Business Address: (No P.O. Boxes)	
Residence Address: (No P.O. Boxes)	

All annual reports must be filed online, unless the Secretary grants a waiver from online filing. Online filing is faster, easier, and more efficient for our office and your business. A completed waiver must accompany each paper-filed annual report.

Online Waiver Request – Skip if a part of a Reinstatement filing

The business requests a waiver of the electronic filing requirement for annual reports. The undersigned affirms, under penalty of false statement, that the following reason for waiver is true.

- The report cannot be submitted electronically (via computer).
- The payment cannot be made by credit card. *- would not accept*
- For other good cause specified:



Secretary of the State of Connecticut Annual Report

I hereby state under penalties of False Statement that the information contained in this report is accurate to the best of my knowledge.

Acknowledgment	
Print Signatory Name:	RITA CASTRUCCI
Print Title:	Member
Signature:	
Date:	3/23/22



Secretary of the State of Connecticut
Annual Report

MANAGEMENT AND SUPPORT SERVICES

MANAGEMENT AND SUPPORT SERVICES

471660
560004

2022 APR 12 A 7:17

2022 MAR 28 A 10:22

*** GO PAPERLESS ***

File this report online at business.ct.gov

Online filing of annual reports is mandatory unless a waiver is granted. The waiver on the last page of this document must be completed in full for each paper annual report submitted.

Review the below business information and verify that it is correct. If the proper changes are not made on this filing, additional filings and fees may apply.

Filing Details		
Report Year Due Date:	2022	
Filing Fee:	\$80.00	
Primary Details		
Business Type:	Domestic	
Legal Structure:	LLC	
Business Name:	375 LEDYARD REALTY, LLC	
Business ALEI:	US-CT.BER:0764722	
	Existing Information	Updated Information
NAICS Information:	All Other Automotive Repair and Maintenance (811198) ^{HA}	Realty agents?
Business Email Address:	METROAUTOBODY@AOL.COM	

Update your business location information below.

Business Location	Existing Information	Updated Information
*Principal Office Address: (No P.O. Boxes)	C/O METRO AUTO BODY 722 WETHERSFIELD AVENUE 722 WETHERSFIELD AVENUE, HARTFORD, CT, 06114 United States	
*Mailing Address:	C/O METRO AUTO BODY	

2022 MAY 10 A 5:50



Secretary of the State of Connecticut Annual Report

	722 WETHERSFIELD AVENUE, HARTFORD, CT, 06114 United States	
Office in Jurisdiction Information, if necessary		
Office in Jurisdiction: (No P.O. Boxes)		
Mailing Address in State of Formation: (No P.O. Boxes)		

Complete section A or B below, not both. Use section A to update agent address information only. Use section B if you are changing the agent's name or appointing a new agent.

A. Current Agent Information		
Agent Type:	Individual	
Agent's Name:	EDWARD ROSENTHAL ESQ	
	Existing Information	Updated Information
Agent Business Address:	18 NORTH MAIN STREET, WEST HARTFORD, CT, 06107 United States	
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Secretary of the State of Connecticut Annual Report

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B. New Agent Appointment	
New Agent Type: (Individual / Business)	
New Agent Name:	
Agent's Business Address:	
Agent's Residence Address: (If agent is an Individual)	
Agent's Mailing Address	
New Agent Appointment Acceptance	
Name of Person Accepting Appointment:	
Title: (If agent is a business)	
Signature Accepting Appointment:	



Secretary of the State of Connecticut Annual Report

Current principal information is below. If a principal is no longer related to the business, select "Remove this principal". If a principal's address information is updated, detail the updates needed. If no update is required, write "No update".

Current Principal Information

<input type="checkbox"/> Remove the below principal		
Principal Name:	DOMINICK CASTRUCCI	
	<i>Existing Information</i>	<i>Updated Information</i>
Title:	MANAGER	
Business Address: (No P.O. Boxes)	C/O METRO AUTO BODY, 722 WETHERSFIELD AVENUE HARTFORD, CT, 06106 United States	
Residence Address: (No P.O. Boxes)	3 RIVER PARK DRIVE, CROMWELL, CT, 06416 United States	



Secretary of the State of Connecticut Annual Report

Space is provided for two new principals below. Report additional principals on a separate sheet of paper.

New Principal Information	
Principal Name:	
Title:	
Business Address: (No P.O. Boxes)	
Residence Address: (No P.O. Boxes)	

Principal Name:	
Title:	
Business Address: (No P.O. Boxes)	
Residence Address: (No P.O. Boxes)	

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Online Waiver Request – Skip if a part of a Reinstatement filing

The business requests a waiver of the electronic filing requirement for annual reports. The undersigned affirms, under penalty of false statement, that the following reason for waiver is true.

- The report cannot be submitted electronically (via computer).
- The payment cannot be made by credit card.
- For other good cause specified:



Secretary of the State of Connecticut Annual Report

I hereby state under penalties of False Statement that the information contained in this report is accurate to the best of my knowledge.

Acknowledgment	
Print Signatory Name:	<i>Dominick</i> DOMINICK CASTRUCCI
Print Title:	Dominick CASTRUCCI, Member
Signature:	<i>Dominick</i>
Date:	3/23/22



**722 Wethersfield Ave LLC.
722 Wethersfield Avenue
Hartford, CT 06114**

August 1, 2022

Southend Harvest House LLC
722c Wethersfield Avenue
Hartford, CT 06114

To whom it may concern

I, Rita Castrucci, grant permission to Southend Harvest House LLC to apply for a special permit exception for cannabis micro-cultivation at 722 unit c (upper and lower levels) Wethersfield Avenue Hartford, CT 06114.

If you have any questions, I can be reached at 860-250-1508

Regards,

Rita Castrucci
Member
722 Wethersfield Ave LLC



**375 Ledyard Realty LLC.
722 Wethersfield Avenue
Hartford, CT 06114**

August 1, 2022

Southend Harvest House LLC
722c Wethersfield Avenue
Hartford, CT 06114

To whom it may concern

I, Dominick Castrucci, grant permission to Southend Harvest House LLC to utilize the entrance of 375 Ledyard Street Hartford, CT 06114. The gated entrance leads to a 24 FT wide secured driveway to the a joining rear property address of 722 Wethersfield Avenue whom has applied for a special permit for cannabis micro-cultivation at 722 Wethersfield Avenue Hartford, CT 06114. I wish to convey my support for the proposed special permit.

If you have any questions, I can be reached at 860-335-2144.

Regards,

A handwritten signature in black ink that reads "Dominick Castrucci". The signature is written in a cursive, flowing style.

Dominick Castrucci
Property Owner
375 Ledyard Realty LLC



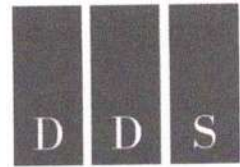
LUKE BRONIN
MAYOR

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Planning Division
260 Constitution Plaza
Hartford, Connecticut 06103

Telephone: (860) 757-9040
Fax: (860) 722-6402
www.hartford.gov



DEVELOPMENT SERVICES
HARTFORD, CT

I CHARLES MATHEWS
DIRECTOR

AIMEE CHAMBERS, AICP
DIRECTOR OF PLANNING

NOTICE OF PUBLIC HEARING

Request for Special Permit

A Public Hearing by the City of Hartford Planning & Zoning Commission as required under Section 8-7d of the Connecticut General Statutes will be held on **Tuesday, August 23, 2022 at 6:00pm** for the following:

722 Wethersfield Avenue - Request for Special Permit for a Cannabis Micro-Cultivator per Figure 3.2-A and Section 1.3.4.

Owner: 722 Wethersfield Ave LLC;
Applicant: Southend Harvest House, LLC

This meeting will be held virtually and you may attend by navigating on the browser of a smart phone or personal computer to <https://www.meetinginfo.org/meetings/1737> and clicking the link titled "Virtual Notes". You may also participate in the meeting by calling in on any telephone. For more information about the call-in feature please call 860-757-9040.

All interested parties are invited to be present or represented at this hearing. Oral statements will be heard and written statements will be reviewed. Anyone knowing persons interested in or affected by this proposal is requested to inform them of the hearing.

Meeting information and application documents are available for public review and inspection online: <https://www.meetinginfo.org/meetings/1737>. If you have questions about the details of the application or need help accessing the virtual meeting, please reach out to our department via email at oneplan@hartford.gov, via phone at 860-757-9040 or visit us on the 1st floor of 260 Constitution Plaza.



UNITED STATES
POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender

922 Wethersfield Ave LLC
Southend Harvest House LLC
922 Wethersfield Ave
Hartford, CT 06114

TOTAL NO.
of Pieces Listed by Sender

26

TOTAL NO.
of Pieces Received at Post Office™

26

Postmaster, per (name of receiving employee)

Takyla
Roberts



Affix Stamp Here
Postmark with Date of Receipt.



U.S. POSTAGE PAID
WETHERSFIELD, CT
06114
AUG 11 2022
AMOUNT
\$13.00
R2304H1 07827-20

USPS® Tracking Number
Firm-Specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

1. 7021 2720 0001 9965 4780

THE AGUH AGENCY LLC
737 WETHERSFIELD AV
HARTFORD, CT 06114

2. 7021 2720 0001 9965 4797

55 AIRPORT ROAD LLC
55 AIRPORT RD STE 102
HARTFORD, CT 06114-2031

3. 7021 2720 0001 9965 4803

75 AIRPORT RD ASSOC LP
376 LEDYARD ST
HARTFORD, CT 06114-3201

4. 7021 2720 0001 9965 4810

CITY HEART APARTMENTS LLC
PO BOX 17
CHESHIRE, CT 06410

5. 7021 2720 0001 9965 4827

COLVEST/HTFD-MAN-WFLD LLC
1259 EAST COLUMBUS AV, SUITE
201
SPRINGFIELD, MA 01105

6. 7021 2720 0001 9965 4834

GOLDKLANG VITZCHOK
25 ALLIK WAY 101-613
SPRING VALLEY, NY 10977



Certificate of Mailing — Firm

Name and Address of Sender

922 Wethersfield Ave
 Southend Harvest House LLC
 722 Wethersfield Ave
 Hartford CT 06114

TOTAL NO.
of Pieces Listed by Sender

26

TOTAL NO.
of Pieces Received at Post Office™

26

Postmaster, per (name of receiving employee)

Affix Stamp Here
 Postmark with Date of Receipt.

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. 7021 2720 0001 9965 4841	GRACE WORSHIP CENTER CHURCH 750 WETHERSFIELD AV HARTFORD, CT 06114-3106				
2. 7021 2720 0001 9965 4858	KINGSTAN HOUSE LLC 737 WETHERSFIELD AVE HARTFORD, CT 06114				
3. 7021 2720 0001 9965 4865	365 LEDYARD STREET LLC 55 AIRPORT RD HARTFORD, CT 06114				
4. 7021 2720 0001 9965 4872	375 LEDYARD REALTY LLC 722 WETHERSFIELD AV HARTFORD, CT 06114-1900				
5. 7021 2720 0001 9965 4889	386-400 LEDYARD STREET LLC 111 SIMSBURY ROAD SIMSBURY, CT 06001				
6. 7021 2720 0001 9965 4896	399 LEDYARD ST LLC 40 HIGH ST BRISTOL, CT 06010				



UNITED STATES
POSTAL SERVICE[®]

Certificate of Mailing — Firm

Name and Address of Sender

922 Wethersfield Ave LLC
South and Harvest House LLC
722 Wethersfield Ave
Hartford CT 06114

TOTAL NO.
of Pieces Listed by Sender

26

TOTAL NO.
of Pieces Received at Post Office™

26

Postmaster, per (name of receiving employee)

Affix Stamp Here
Postmark with Date of Receipt.

USPS® Tracking Number Firm-specific Identifier	Name, Street, City, State, ZIP Code™ Address	Postage	Fee	Special Handling	Parcel Airft
1. 7021 27 20 0001 9965 4902	MCFARLENE CALVIN 15 OLDS PL UNIT A HARTFORD, CT 06114				
2. 7021 27 20 0001 9965 4919	MCLAREN DANIE C 10 OLDS PL HARTFORD, CT 06114				
3. 7021 27 20 0001 9965 4926	MEDINA DECITRICE B 7 OLDS ST HARTFORD, CT 06114				
4. 7021 27 20 0001 9965 4933	MUNISAR HERAN B 9 OLDS PL HARTFORD, CT 06114-1903				
5. 7021 27 20 0001 9965 4940	OLIVERI ASSOC 37 AIRPORT RD HARTFORD, CT 06114-2002				
6. 7021 27 20 0001 9965 4957	PADULA LEONE 139-SOUTHWELL RD WETHERSFIELD, CT 06109				



Certificate of Mailing — Firm

Name and Address of Sender

722 Wethersfield Ave LLC
Southend Harvest House LLC
722 Wethersfield Ave
Hartford, CT 06114

TOTAL NO. of Pieces Listed by Sender

26

TOTAL NO. of Pieces Received at Post Office™

26

Postmaster, per (name of receiving employee)

Affix Stamp Here
Postmark with Date of Receipt.

USPS® Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

1. 7021 2720 0001 9965 4964

PAWL PETER
731 WETHERSFIELD AV
HARTFORD, CT 06114

2. 7021 2720 0001 9965 4971

165 ROOSEVELT ST. LLC
51 FOREST RD #316-25
MONROE, NY 10950

3. 7021 2720 0001 9965 4988

RAMRUP POORANRAM
16 OLDS PL
HARTFORD, CT 06114-1902

4. 7021 2720 0001 9965 4995

RPC REAL ESTATE INC
681 WETHERSFIELD AV
HARTFORD CT 06114

5. 7021 2720 0001 9965 5008

SHERWOOD ASSOC LLC
C/O ANTONIO CAVALLARO
ROCKY HILL, CT 06067-2003

6. 7021 2720 0001 9849 9092

722 WETHERSFIELD AV LLC
722 WETHERSFIELD AV
HARTFORD, CT 06114-1900

Address updated
75 Locust St
Hartford CT



UNITED STATES
POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender

922 Wethersfield Ave LLC
Southend Harvest House LLC
922 Wethersfield Ave
Hartford CT 06114

TOTAL NO.
of Pieces Listed by Sender

26

TOTAL NO.
of Pieces Received at Post Office™

26

Postmaster, per (name of receiving employee)

Affix Stamp Here
Postmark with Date of Receipt.

USPS® Tracking Number
Firm-specific Identifier

Address
(Mailing Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

1. 7021 2720 0001 9849 9108

WALTON JOHN
12 OLDS PL 14
HARTFORD, CT 06114-1902

2. 7021 2720 0001 9849 9115

ZAVATSKY FRANK
63 AIRPORT RD
HARTFORD, CT 06114

3. _____

4. _____

5. _____

6. _____

August 1, 2022

City of Hartford
Department of Development Services, Planning Division
260 Constitution Plaza
Hartford, CT 06103

Dear Hartford Planning & Zoning Commissioners,

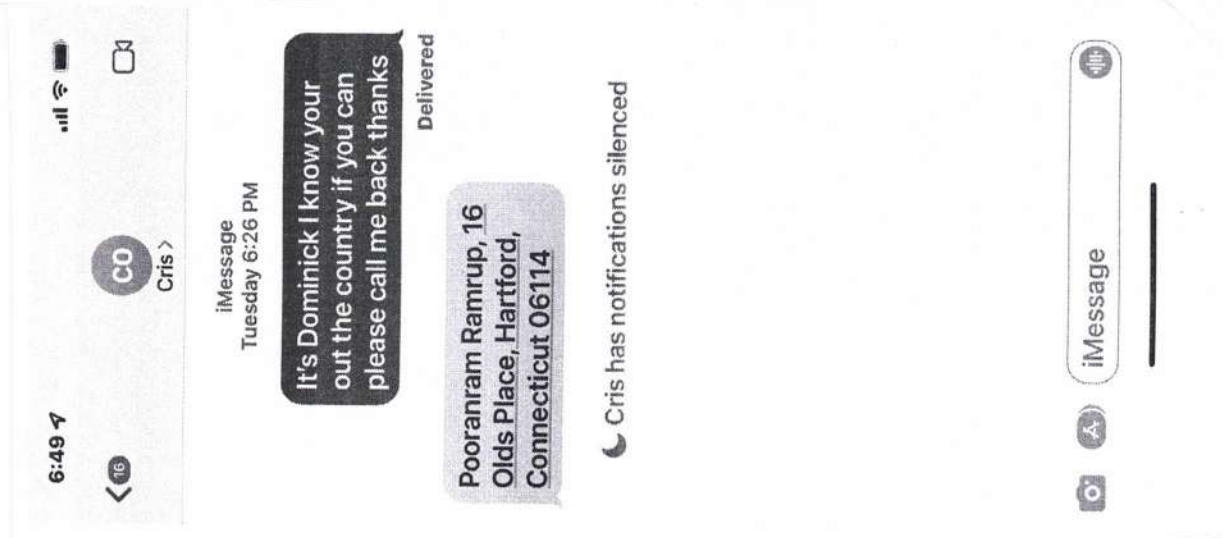
I am writing as a resident of the City of Hartford, CT today to convey my support for the proposed special permit for a Cannabis Micro-Cultivation operation at 722 Wethersfield Avenue. It is my belief that granting this permit will help revitalized Hartford business owners who have suffered loss of business and this operation will bring new employment opportunities especially to individuals in disproportionately impacted areas as well as utilize the warehouse space previously vacant for several years.

As a member of the community, I write in support of the proposed special permit for the Cannabis Micro-Cultivation, and I believe that the developers involved in this project will operate in a safe fashion to reward the residents and the City of Hartford by also generating additional tax revenues.

Thank you for your time and the opportunity to express my support for the special Permit for the Cannabis Micro-Cultivation operation at 722 Wethersfield Avenue.

Sincerely,

*This neighbor is out of the country for an extended period of time with no access to email.



CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103



**The Office of
Councilman James B. Sanchez**

Maly D. Rosado, Council President

Tiana Hercules, Councilwoman

Thomas J. Clarke II, Majority Leader

Nick Lebrón, Councilman

Marilyn E. Rossetti, Assistant Majority Leader

Joshua Michtom, Councilman

John Q. Gale, Councilman

James Sánchez, Councilman

Shirley Surgeon, Councilwoman

Aug 4th, 2022

To Whom it may concern,

I am writing to express my support for the application for a proposed micro-cultivator business at 722 Wethersfield Avenue, Hartford, CT. I believe that the proposed location is perfect for this type of business. The facility is located in an enclosed secured area that is not visible from the street. There will be no proposed heavy traffic nor pedestrian foot traffic due to the facility not accessible to the public at any time.

The applicant and her team demonstrate the knowledge and expertise needed to run this type of business. They also have had an extensive tenure and are vested in the city of Hartford having their existing commercial business for over 30 years at this location and having lived in the south end part of the city for many years.

They have a passion and love for the city of Hartford and want to do their part to see it revitalized. With that in mind the proposed micro-cultivator business will generate full-time and part-time employment and will utilize a space that has been vacant for some time.

As Councilman for the city of Hartford, I am a voice for the needs of the community and the feedback they provide. As co-chair of the Quality of Life and Public Safety Committee, safety for the visitor, residents and business owners in the area is one of many of my priorities. I have visited the site and seen the proposed plan for the micro-cultivator, it is a very comprehensive and well thought out plan especially the levels of security for the proposed location.

Please consider this Special Permit Application favorably to approve the micro-cultivator license as it will enhance the support of local businesses and stimulate the much-needed economic growth in the city.

For more information, feel free to inquire anytime by email at James.Sanchez@hartford.gov or contact my office at (860) 757-9676.

Sincerely,

James Sánchez, Councilman

Court of Common Council



CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103

Maly D. Rosado, Council President
Thomas J. Clarke II, Majority Leader
Marilyn E. Rossetti, Assistant Majority Leader
John Q. Gale, Councilman

Tiana Hercules, Councilwoman
Nick Lebron, Councilman
Joshua Michtom, Councilman
James Sánchez, Councilman
Shirley Surgeon, Councilwoman

Noel F. McGregor, Jr, Town and City Clerk

Hartford Planning & Zoning Commission
Department of Development Services
260 Constitution Plaza, 1st Floor
Hartford, CT 06103

RE: 722 Wethersfield Ave, Hartford, CT 06106
Special Permit for Cannabis Micro-Cultivation Approval of Use

August 4th, 2022

Dear Commissioners,

Before the commission is an application requesting a Special Permit for Cannabis Micro-Cultivation at 722 Wethersfield Avenue. I am writing this letter in support of the proposed application and project being put forward by Southend Harvest House LLC.

This application seeks to take a currently unoccupied warehouse and create economic opportunity through the creation of a new business in the emerging micro-cultivation industry. This facility will not only create economic revenue through job creation, and property tax, but moves Hartford towards being a leader in the cannabis micro-cultivation field. As an elected official in the city of Hartford, I attest to the long history the applicant has had as a Hartford business owner and their commitment to being community partners in the neighborhood.

The application before the commission demonstrates the cognizance for the surrounding community, with limited impact on traffic flow, additional safety precautions, and the inclusion of an air filtration system in order to meet state and local requirements. This proposal is good for the city of Hartford and I stand in support.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Maly Rosado".

Council President Maly Rosado



State of Connecticut
HOUSE OF REPRESENTATIVES

STATE CAPITOL
HARTFORD, CONNECTICUT 06106-1591

REPRESENTATIVE EDWIN VARGAS
SIXTH ASSEMBLY DISTRICT

LEGISLATIVE OFFICE BUILDING
ROOM 4046
CAPITOL: (860) 240-8585
TOLL FREE: (800) 842-8267
FAX: (860) 240-0206
E-MAIL: Edwin.Vargas@cga.ct.gov

DEPUTY SPEAKER

MEMBER
EXECUTIVE & LEGISLATIVE NOMINATIONS COMMITTEE
LABOR & PUBLIC EMPLOYEES COMMITTEE
AGING COMMITTEE

August 3, 2022

Dear Planning & Zoning Members,

I am writing to register my support of Southend Harvest House, LLC., a cannabis micro-cultivator located at 722 Wethersfield Avenue, Hartford. This business has a Latino social equity owner who is a Hartford resident and has 65% operational control, while the remaining 35% is owned by a woman.

I would appreciate it if this location were granted the necessary permit. Please feel free to contact me if you have any questions that I can answer for you. My cell phone number is 860-930-6359.

Thank you for your time and consideration.

Sincerely yours,

A handwritten signature in blue ink that reads "Edwin Vargas".

Edwin Vargas
Deputy Speaker
Connecticut State Representative
6th Assembly District

SERVING HARTFORD

From: Hartford Planning Division <oneplan@hartford.gov>
Date: August 11, 2022 at 4:38:44 PM EDT
To: Carl Williams <cabwill2020@outlook.com>, ritacastrucci@aol.com
Cc: Paul Ashworth <Paul.Ashworth@hartford.gov>
Subject: RE: 722 Wethersfield Ave.

Hello Carl,

Received, thank you for your input.

Best,

Paige Berschet
Administrative Assistant
City of Hartford - Department of Development Services
Planning & Zoning Division
she/her/hers
260 Constitution Plaza, 1st Floor
oneplan@hartford.gov
Desk: 860-757-9029

Follow us! @DDSHartford

From: Carl Williams <cabwill2020@outlook.com>
Sent: Thursday, August 11, 2022 4:37 PM
To: Hartford Planning Division <oneplan@hartford.gov>; ritacastrucci@aol.com
Subject: 722 Wethersfield Ave.

Planning and Zoning Commission
R.E. 722 Wethersfield Ave.
. COMM - 2022 - 0660

The South End N.R.Z. chair met with Rita Castrucci and reviewed the Site as well.

The Site, is in an isolated area, not next to any residential. Fencing is all around the Site as well as other security measures.

Chairperson Williams then discussed this with all South End N.R.Z. members. A majority of members agreed that this is a legal business venture and not a Site for sales, but for production.

The South End N.R.Z. supports this business venture, and wishes them the best of luck.

Sincerely,

Carl A. Williams
South End N.R.Z. Chair

-----Original Message-----

From: Peter Kaufman <kaufmanp@beaconprotection.com>

To: RITA CASTRUCCI <ritacastrucci@aol.com>

Sent: Wed, Aug 10, 2022 2:48 pm

Subject: Security Plan for Southend Harvest House LLC

Hello Mrs. Castrucci,

Beacon Protection is working with Southend Harvest House LLC to provide a full security solution that will comply with all requirements required by the state of CT, and the city of Hartford.

The comprehensive solution will include intrusion alarms consisting of door sensors, motion sensors, glass break sensors, and police panic buttons that are monitored 24/7 by UL Rated a central station monitoring center. These systems will have redundant paths of communication including cellular radio monitoring, with land line back up. These systems will have battery back up, and will notify the grow facility of a/c failure when the system switches to back up battery.

Additionally Beacon Protection will provide Video Surveillance, Fire alarm monitoring, as well as Access control that will provide a record of door entry for audit purposes and notifications to system administrators.

Beacon Protection Security CT License #0192271-L5

Thank You,

Peter Kaufmann
Security Specialist
Beacon Protection
Cell # 413 426-8585
MA Lic # 22179A
NJ Lic # 34BF00057200
NY Lic # 1200030244
CT Lic # 0192271-L5

FXLED Field-Adjustable Floodlights



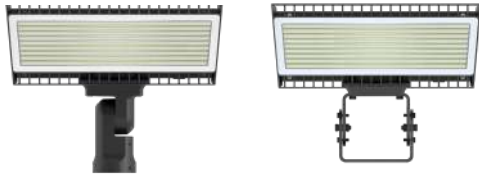
FXLEDS (Small)



FXLEDM (Medium)



FXLEDL (Large)



Field-adjustable CCT and Wattages



0-10V



100,000
HOURS



WET
RATED



IP RATING



FIELD
ADJUSTABLE

PROJECT:

DATE:

TYPE:

PREPARED BY:



KEY FEATURES

- * Available in three different sizes:
SMALL: 69W/97W/132W/168W selectable
MEDIUM: 213W/346W selectable
LARGE: 445W/534W selectable
- * CCT: Selectable **4000/5000K**.
- * Available in 120-277V and 480V
- * **Slipfitter** and **Trunnion** available on all models
- * Available in bronze and white finish
- * UL listed for wet location
- * **IP66** listed
- * **0-10V** dimmable

TECHNICAL SPECIFICATIONS

COMPLIANCE

UL Listed

Suitable for wet locations. Suitable for mounting within 4 feet of the ground.

DLC Listed

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

PERFORMANCE

Lifespan

100,000-hour LED lifespan based on IES LM-80 results and -21 calculations

LED CHARACTERISTICS

LEDS

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standards for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Color Consistency

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

CONSTRUCTION

Cold Weather Starting

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature

Suitable for use in up to 40°C (104°F)

Housing

Die-cast aluminum

Mounting

Slipfitter, Trunnion.

Tilt increment:

Slipfitter and Knuckle: 5°

Trunnion: 30°

Lens

Ultra-clear tempered glass

Reflector

Small & Medium: Vacuum metalized polycarbonate

Large: Vacuum metalized die cast aluminum alloy

Gaskets

High-temperature silicone gaskets

Effective Projected Area

Small: 0.5 (Slipfitter), 0.37 (Trunnion)

Medium: 0.72 (Slipfitter), 0.59 (Trunnion)

Large: 1.02 (Slipfitter and Trunnion)

IP Rating

Ingress protection rating of IP66 for dust and water

Vibration Rating

3G vibration rating per ANSI C136.31

TECHNICAL SPECIFICATIONS (CONTINUED)

ELECTRICAL

Drivers:

Constant Current, Class 2, 120-277V, 50/60 Hz

FXLEDS (Small) @ 5000k/4000k

69W: 120V: 0.58A, 208V: 0.34A, 240V: 0.29A, 277V: 0.25A
 97W: 120V: 0.81A, 208V: 0.47A, 240V: 0.41, 277V: 0.35A
 132W: 120V: 1.10A, 208V: 0.64A, 240V: 0.55A, 277V: 0.48A
 168W: 120V: 4.40A, 208V: 0.81A, 240V: 0.70A, 277V: 0.61A

FXLEDM (Medium) @ 5000k/4000k

213W: 120V: 1.78A, 208V: 1.03A, 240V: 0.89A, 277V: 0.77A
 346W: 120V: 2.84A, 208V: 1.67A, 240V: 1.45A, 277V: 1.25A

FXLEDL (Large) @ 5000k/4000k

445W: 120V: 3.71A, 208V: 2.14A, 240V: 1.86A, 277V: 1.61A
 534W: 120V: 4.45A, 208V: 2.57A, 240V: 2.23A, 277V: 1.93A

Surge Protection

6kV

Drivers:

Constant Current, Class 1, 480V, 50/60 Hz

FXLEDS (Small) @ 5000k/4000k

69W: 480V: 0.15A
 97W: 480V: 0.21A
 132W: 480V: 0.28A
 168W: 480V: 0.35A

FXLEDM (Medium) @ 5000k/4000k

213W: 480V: 0.45A
 346W: 480V: 0.72A

FXLEDL (Large) @ 5000k/4000k

445W: 480V: 0.93A
 534W: 480V: 1.12A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

CONSTRUCTION (CONTINUED)

Green Technology

Mercury and UV free. RoHS-compliant components.

Finish

Formulated for high durability and long lasting color. Available in bronze & white finish.

OPTICAL

NEMA Type

NEMA Beam Spread of 7H x 6V

OTHER

Warranty

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

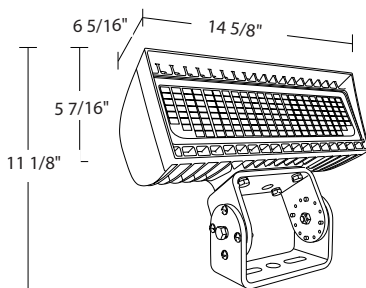
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the BUY American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

DIMENSIONS

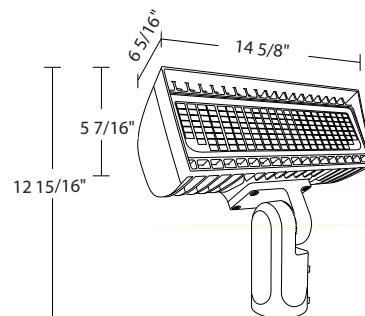
FXLEDST : 69W/97W/132W/168W

Weight 20.2 lbs (With Trunnion Mount)



FXLEDSSF : 69W/97W/132W/168W

Weight 16.5 lbs (With Slipfitter Mount)



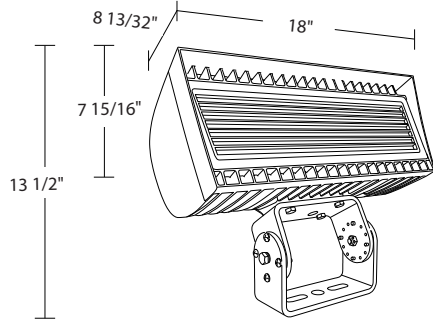
FXLED Field-Adjustable Floodlights



DIMENSIONS (CONTINUED)

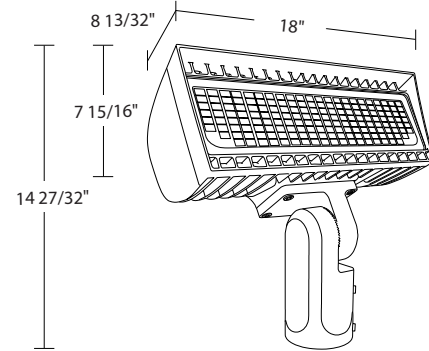
FXLEDMT : 213W/346W

Weight 35.6 lbs (With Trunnion Mount)



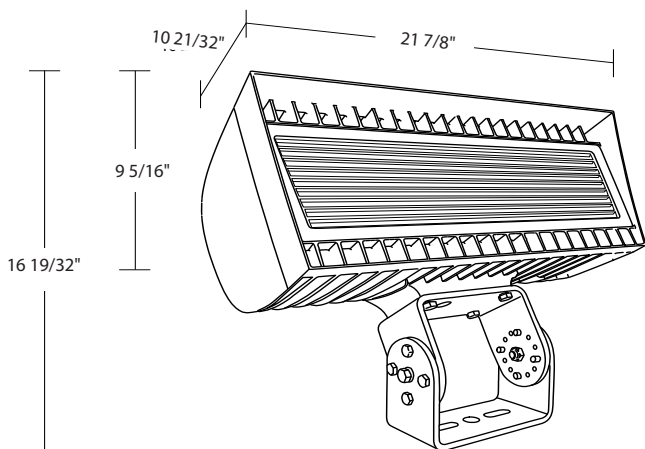
FXLEDMSF : 213W/346W

Weight 31.7 lbs (With Slipfitter mount)



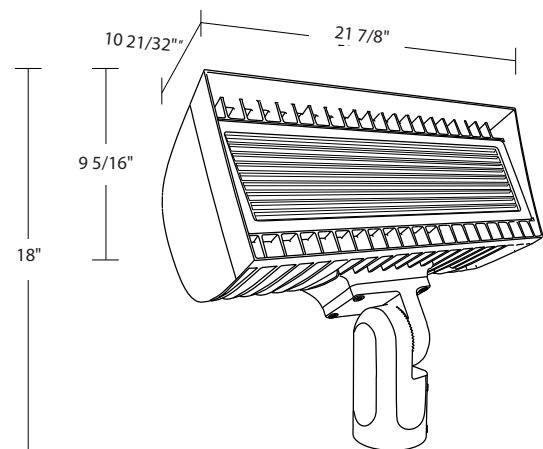
FXLEDT : 445W/534W

Weight 59 lbs (With Trunnion Mount)



FXLEDLSF : 445W/534W

Weight 54.6 lbs (With Slipfitter Mount)



FXLED Field-Adjustable Floodlights



PERFORMANCE (CONTINUED)

FXLEDS (Small)	5000K	4000K	5000K	4000K	5000K	4000K	5000K	4000K
FA wattage	69W	69W	97W	97W	137W	137W	168W	168W
Input Watts	67.1W	67.5W	95.4W	95.9W	129W	129.3W	165.3W	167.3W
Lumens	10206	10220	13888	13934	17832	17898	21649	22010
Lm/W	152.1	151.5	145.6	145.3	138.3	138.4	131.0	131.5
CRI	81	82	82	81	81	81	81	81
Voltage Ratings	120-277V	120-277V	120-277V	120-277V	120-277V	120-277V	120-277V	120-277V

FXLEDS (Small)	5000K	4000K	5000K	4000K	5000K	4000K	5000K	4000K
FA wattage	69W	69W	97W	97W	137W	137W	168W	168W
Input Watts	47.5W	47.8W	71.3W	71.8W	91.5W	92.2W	168.3W	168.3W
Lumens	7257	6141	10536	8581	13127	10531	22308	21083
Lm/W	152.8	128.5	147.7	119.5	143.5	114.2	132.5	125.2
CRI	82	82	82	82	82	82	81	81
Voltage Ratings	480V	480V	480V	480V	480V	480V	480V	480V

FXLEDM (Medium)	5000K	4000K	5000K	4000K	5000K	4000K	5000K	4000K
FA wattage	213W	213W	346W	346W	213W	213W	346W	346W
Input Watts	210.2W	209W	343.2W	344.2W	205.7W	206W	334.5W	335.0W
Lumens	30228	30156	44369	45135	30305	30575	45052	45431
Lm/W	143.8	144.3	129.3	131.1	147.3	148.4	134.7	135.6
CRI	82	81	81	82	81	82	81	81
Voltage Ratings	120-277V	120-277V	120-277V	120-277V	480V	480V	480V	480V

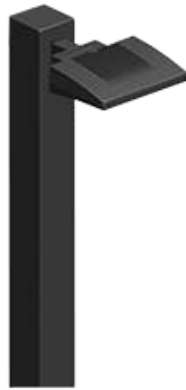
FXLEDL (Large)	5000K	4000K	5000K	4000K	5000K	4000K	5000K	4000K
FA wattage	445W	445W	534W	534W	445W	445W	534W	534W
Input Watts	443.5	447.8	539.9	543.2	442.4	447.9	504.2	509.7
Lumens	63204	61887	72667	71624	63023	64058	70461	71580
Lm/W	142.5	138.2	134.6	131.9	142.5	143	139.6	140.4
CRI	82	81	82	81	81	81	81	81
Voltage Ratings	120-277V	120-277V	120-277V	120-277V	480V	480V	480V	480V

ORDERING MATRIX

FXLED

Family	Housing Size	Color Temperature	Mounting	Finish	Voltage*	Options
FXLED						
S	Small (FA 69W/97W/132W/168W)	BLANK	SF	BLANK	BLANK	No Option
M	Medium (FA 213W/346W)	FA 5000K/4000K	T	W	120-277V 480V	7 Pin Receptacle
L	Large (FA 445W/534W)			Bronze White		

*0-10V Dimming standard



Color: Bronze

Weight: 6.3 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	26W
120V	0.22A	Color Temp	5000K (Cool)
208V	0.13A	Color Accuracy	70 CRI
240V	0.11A	L70 Lifespan	100,000 Hours
277V	0.10A	Lumens	3,851
Input Watts	28.7W	Efficacy	134.2 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: P00001700

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IP Rating:

Ingress protection rating of IP66 for dust and water

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Housing:

Precision die-cast aluminum housing, lens frame

Gaskets:

High-temperature silicone

Effective Projected Area:

EPA = 0.27.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

LED Characteristics

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Technical Specifications (continued)

LED Characteristics

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.22A, 208V: 0.13A, 240V: 0.11A, 277V 0.10A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

10.68% at 120V, 10.68% at 277V

Power Factor:

95.4% at 120V, 95.4% at 277V

Other

Patents:

The ALED design is protected by U.S. PATENT D608,040 and patents pending in the U.S., Canada, China, Taiwan and Mexico.

Equivalency:

Equivalent to 125W Pulse Start Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

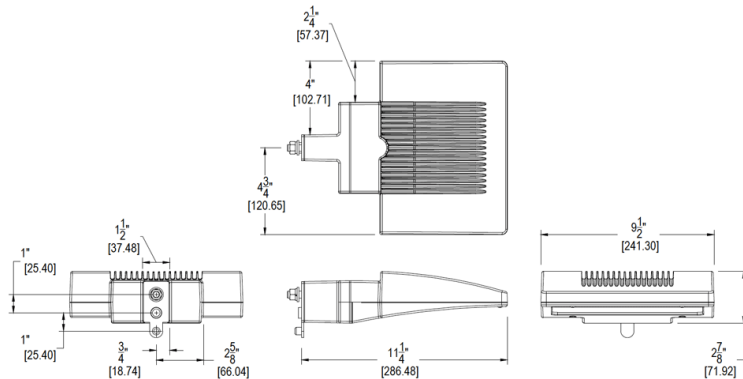
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- High output LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins



High output LED yardblaster delivers enough light to hit the broad side of a barn. Durable finish withstands harsh environments.

Color: Silver gray

Weight: 6.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.5A
208V	N/A
240V	N/A
277V	N/A
Input Watts	29.7W

LED Info

Watts	26W
Color Temp	4000K (Neutral)
Color Accuracy	75 CRI
L70 Lifespan	100,000 Hours
Lumens	3,626
Efficacy	122.1 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000173G

Electrical

Driver:

Constant Current, 120V, 50/60 Hz, 700mA, 120V: 0.6A, Power Factor: 99.6%

THD:

6.8% at 120V, 12.4% at 277V

Power Factor:

99.5% at 120V, 93.6% at 277V

Photocell:

Integrated 120V compatible photocell included

Surge Protection:

2kV

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LED

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Housing:

Precision die-cast aluminum housing and arm



Technical Specifications (continued)

Construction

Mounting:

Mounts on wall or existing arm/pole YARM24 (1 5/8" diameter pipe)

Effective Projected Area:

EPA = 0.3

Recommended Mounting Height:

15 ft

Lens:

High-impact, frosted polycarbonate lens

Reflector:

High-reflectance white paint

Gaskets:

High-temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Patents:

The design of YBLED26 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

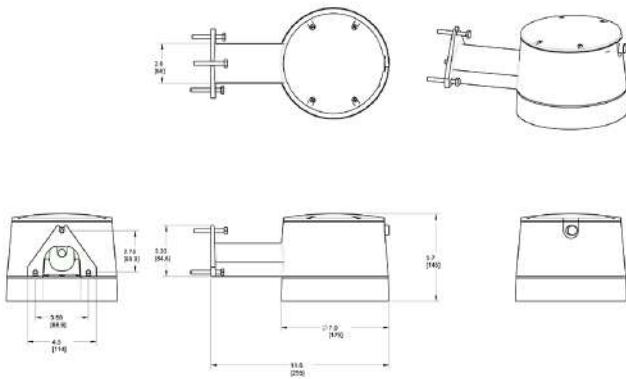
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U2 G1

Dimensions



Features

- Widespread light distribution illuminates large areas
- Vandal-resistant
- High-impact polycarbonate lens
- Rugged die-cast aluminum housing withstands harsh environments
- Integrated dusk to dawn photocell
- 100,000-hour LED lifespan



Ordering Matrix

Family	Wattage	Color Temp	Mounting	Dimming	Options
YBLED	26	N			
	26 = 26W 40 = 40W 60 = 60W	Blank = 5000K Cool Y = 3000K Warm N = 4000K Neutral	Blank = Wall /ARM = Arm	Blank = No Dimming ³ /D10 = 0-10V Dimming ¹	Blank = Button Photocell ² /PCU = Standard Button Photocell /PCT = Twistlock Photocell /SPR = 5-Pin Receptacle /LC = Lightcloud® Controller

¹ Available only in 40W & 60W with /SPR or /LC

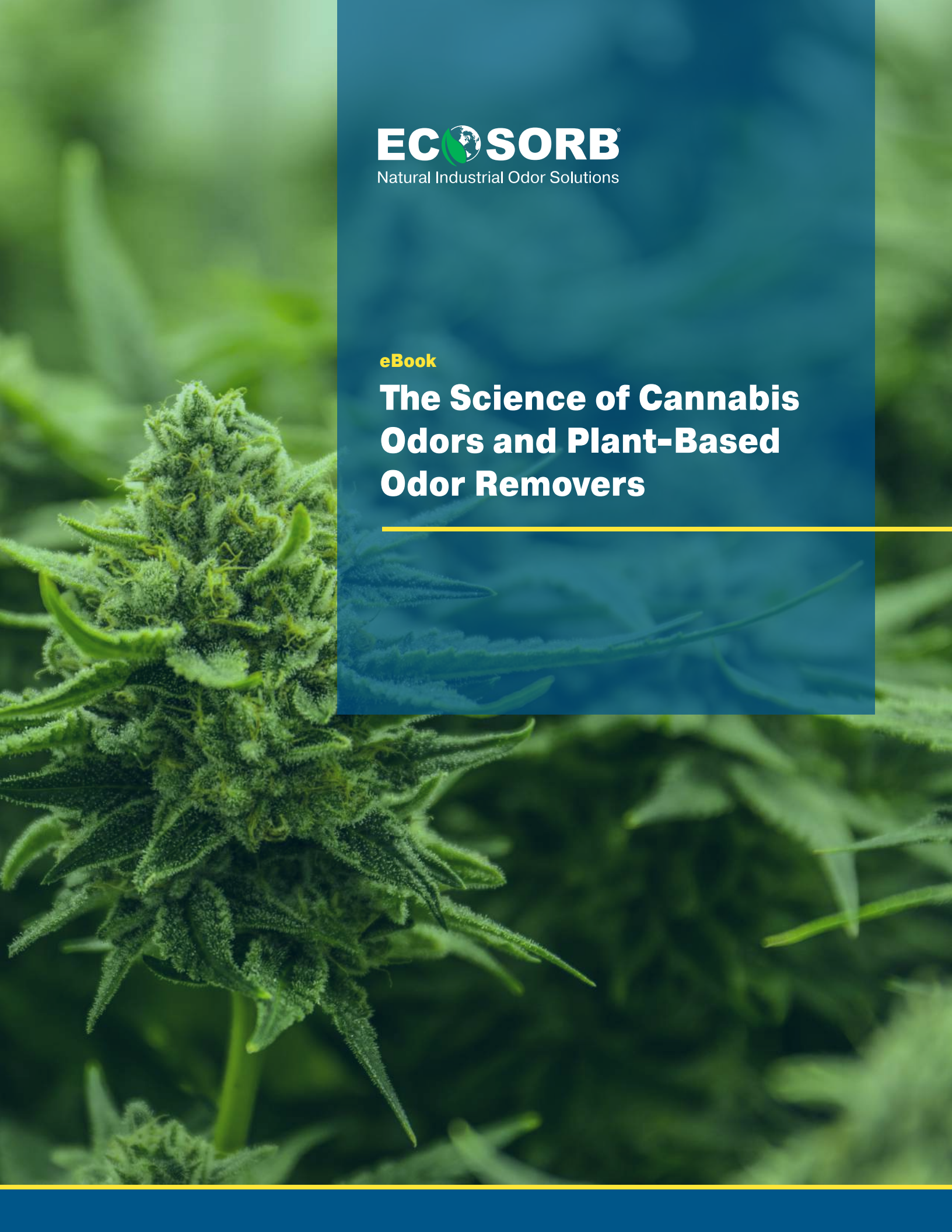
² Standard with 26W

³ Available only in the Blank, /PCU or /PCT options



eBook

The Science of Cannabis Odors and Plant-Based Odor Removers



A photograph of a cannabis grow room. The plants are lush green and have several white spider webs draped over them. The background is slightly blurred, showing the structure of the grow room.

eBook

The Science of Cannabis Odors and Plant-Based Odor Removers

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INTRODUCTION

As legal marijuana sales continues to explode (it's estimated to quadruple in the U.S. between 2016 and 2021), **growers face mounting challenges** along with enticing profits. Odor complaints from cannabis have jumped in some areas by as much as 87% since growing became legal. In Denver alone, *30% of all municipal odor complaints are now cannabis-related.*

Local governments and clean air agencies are starting to enact laws and issue fines — in the tens of thousands of dollars — to limit odors. Many odor control solutions require complex engineering, expensive permitting, or costly equipment. One option that is gaining interest is plant-based odor removers, a **cost-effective and more earth-friendly way** to get rid of cannabis smells.



87% ↑ **ODOR COMPLAINTS**
IN SOME AREAS SINCE
CANNABIS BECAME LEGAL



30% **OF ALL** **ODOR COMPLAINTS**
IN DENVER AREA ARE
CANNABIS-RELATED



It is imperative for cannabis growers to understand the odors produced during cultivation and safely control them to maintain the quality of life for their neighbors and themselves.

DR. LAURA HAUPERT

Director of Research and Development at OMI Industries,
the leader in plant-based odor removing products.

SCIENCE OF CANNABIS ODOR SOURCES















The strong odors produced by growing cannabis are often described as *pungent, skunky, floral, fruity*, or even “sewer-like.” Created by the plant’s essential oils (terpenes), odors are strongest when the flower is budding. Some odors from cannabis farms have been detected more than a mile from their source.

Cannabis odor is a complex mixture of chemicals. The “scent” usually comes from the **terpenoids** and **terpenes** that it contains. Terpenoids can be further classified into monoterpenoids, sesquiterpenoids, diterpenoids, and triterpenoids. They can be acyclic, monocyclic, or polycyclic hydrocarbons that may have substitutions on them including alcohols, aldehydes, ethers, ketones, and esters. A mixture of general hydrocarbons also play a role in the odor.

The concentration and combination of odorous chemicals **vary from greenhouse to greenhouse**. Hundreds of different strains of cannabis can be grown, each with a *unique scent profile*. Over 200 individual compounds have been identified as terpenoids, making the chemical makeup of odors complex.

Because smells and their chemistry can vary, it can be difficult to find an odor solution that works for every grower and every facility.

Common Cannabis Terpenes

							
Terpene Aroma	Limonene Citrus, Lemon	Pinene Pine, Fir	Myrcene Musky, Earthy, Cloves	Linalool Floral, Lavender	Caryophyllene Spices, Black Pepper, Wood	Terpinolene Pine, Herbs	Camphene Damp Woods
							
Terpene Aroma	Terpineol Lilac, Flower Blossoms	Phellandrene Peppermint, Citrus	Carene Sweet, Pungent (Fir)	Humulene Hops, Beer	Pulegone Peppermint	Sabinene Pine, Orange, Spices	Geraniol Rose

[Source 1](#), [Source 2](#)

COMMON CANNABIS CULTIVATION ODOR CONTROL TECHNIQUES

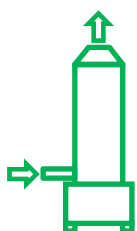
There are several commonly used techniques currently in place to remove odors in cannabis growing facilities. While there are viable options, each come with a variety of limitations and their own shortcomings.



Most cannabis greenhouses use **carbon filters** to remove odors permeating from the facility. Activated carbon works by the contaminated air stream passing through the activated carbon. Carbon is porous, has a large surface area, which allows the carbon to absorb the odorous chemicals in the air stream.

CONS

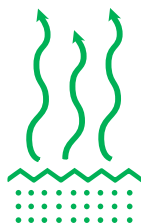
Activated **carbon filters** work well on sulfur-containing compounds, but it is not as effective at treating nitrogen-based compounds. They also must be replaced about every year, which can be costly and time consuming in larger facilities. Also, carbon filters reduce airflow through greenhouse fans. Since airflow is so important to growing, additional fans are sometimes needed.



Wet scrubbers treat contaminated air by pumping it into an aqueous solution before it escapes outside. The odorous compounds go into the liquid and chemically react with the solution, removing odors. If mercaptans or ammonia is present in the air, a multi-stage scrubber is sometimes used.

CONS

Scrubbers can be expensive to build and must be operated by trained personnel and serviced in protective gear. The complex setups are designed for a specific application and have to include careful considerations for dangerous exhaust gas. Also, the chemicals used are considered reactive, hazardous, and must be neutralized before disposal.



In **Biofiltration**, contaminated air passes through soil, compost, wood chips, or other organic material. As the odorous air flows through the material, pollutants (including odor molecules) transfer into a thin biofilm on its surface. Microorganisms are immobilized in the biofilm and eliminate odors.

CONS

Biofiltration works on odors that are both biodegradable and water-soluble, including hydrogen sulfide and other sulfur-containing compounds. They do not work effectively on chemicals containing nitrogen. In order for the microbes to interact with the odorous compounds, they must be present in them for long periods. To scrub large amounts of odorous air, a sizable amount of material and a massive -footprint are often needed.



Masking agents are chemicals sprayed into the air to cover up produced odors. Masking agents use fragrances to “hide” odors and are used outside greenhouse facilities so they do not impact the taste or smell of actual cannabis plants. They often work by adhering to the outside of odor molecules.

CONS

While **masking agents** give an immediate cover to odors, they will eventually return. After a short period, the fragrance and odor molecules separate, leaving the odor behind.

Other odor control challenges include:

- Most municipalities now restrict how commercial cannabis grow operations handle odors.
- Large-scale ventilation systems that pump untreated air outdoors can be prohibited in some urban areas.
- Industrial filtration systems can be costly to install, operate and maintain.
- Some odor solutions require the use of water to distribute, adding additional costs and equipment (especially in areas of water conservation).
- Multiple partners are often needed for equipment, materials, setup, and maintenance.

USING PLANT POWER TO FIGHT PLANT ODOR

Plant-based odor removers use natural plant oils to destroy cannabis smells. The blend of plant oils attract odor molecules, and use adsorption and absorption reactions to neutralize their offensive scents. These liquid products are distributed by systems placed where exhaust exits a growing facility, eliminating odors before they become a nuisance to neighbors.

There's a saying in chemistry that "like dissolves like." A more common version of this saying is "**fighting fire with fire.**" Natural odor removers use plant oils to neutralize plant odors.

As an example, alpha-pinene is a volatile organic compound (VOC) that is a terpene — an odor-causing compound in cannabis. Alpha-pinene is in other plants, including Pine, Rosemary, Frankincense, Cypress, Juniper Berry, and Orange. Some of these oils are effective at attracting and neutralizing odor molecules from cannabis, because of their similar chemical makeup.

Using this knowledge, natural odor removers can be specifically designed to eliminate the odorous chemical compounds in cannabis — including cannabinoids, terpenes, and sesquiterpenes. Since a blend can be engineered for broad-spectrum odor control (it can remove a larger range of odorous compounds), it works better and more universally than other methods.

Plant-based odor removers **do not contain harsh chemicals or synthetic fragrances.** Because they are non-toxic, non-hazardous, biodegradable, non-flammable, and contain no harmful VOCs, they are safe to use around people and require no permits to use. Delivery often needs no added water, thanks to advanced Vapor Phase technology, making it cost effective and more eco-friendly. And they are used outside greenhouses so they do not come into contact or alter the plant itself.

Science of Plant-Based Odor Removers



Contact

Ecosorb is delivered into an area affected by odors and attracts to odor molecules.



Adsorption

Ecosorb attaches to odor molecules.



Absorption

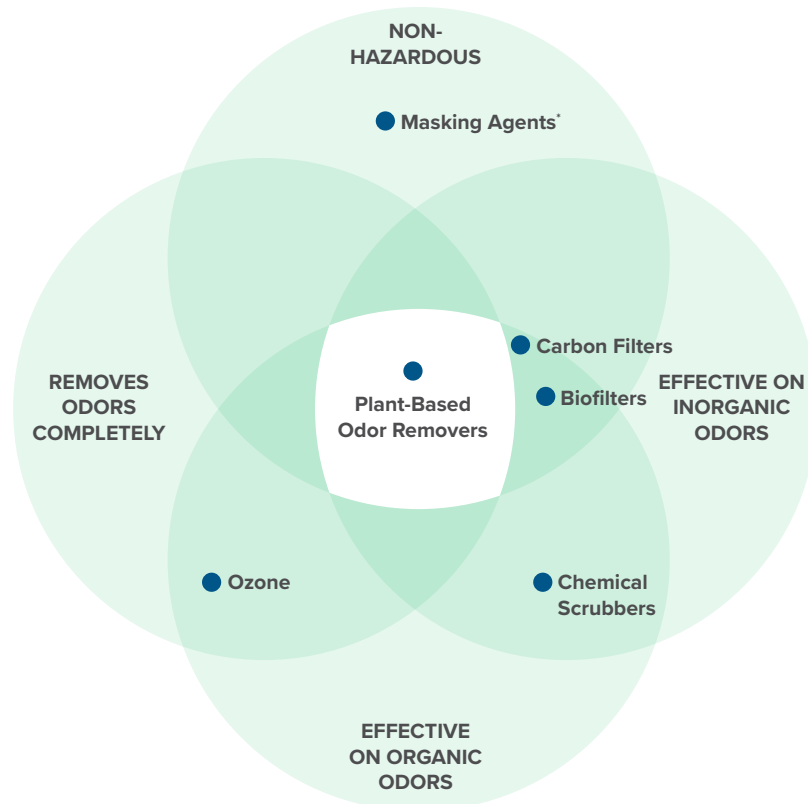
Ecosorb surrounds odor molecules, neutralizing their smell.

COMPARISON OF COMMON ODOR CONTROL TECHNIQUES

Odor Solution Method Comparisons

	Plant-Based Odor Removers	Masking Agents	Adsorption (Carbon Filters)	Ozone	Bio-Filtration
Uses Natural Ingredients	X		X		X
Non-Hazardous	X		X		X
Safe for the Environment	X	?	X		X
Simple Setup and Use	X	X			
Removes Odors Completely	X			X	
Effective on Organic Odors	X		X	X	X
Effective on Inorganic Odors	X		X		X
Cost-Effective (Implementation)	X	X			
Cost-Effective (Maintenance)	X	X			

*Masking agents that use fragrances have been proven to include harmful ingredients. In University of Washington research of common air fresheners, they found on average 17 chemicals in each product — nearly a quarter which would be classified as toxic or harmful. [Source](#)



*Masking agents that use synthetic fragrances have been know to use harmful ingredients

HOW TO USE PLANT-BASED ODOR REMOVERS

Most products come in concentrated liquid. They can be delivered through misting systems at exhaust vents, vapor ducting at the top, or other areas of a greenhouse. Another advantage of natural odor removers is their flexibility. Complete solutions can be customized to every facility to combat any odor issue.

Other options include:

- Distribution equipment placed indoors or outside (weatherproofed for any climate)
- Modular systems for individual greenhouses
- Master, centralized systems for multiple growing areas
- Automated controls that regulate dispersion
- Integrated controls with existing systems

ECOSORB CNB 100: FORMULATED FOR CANNABIODOR CONTROL

Ecosorb® CNB 100 by OMI Industries is a natural odor remover designed for the control of cannabis plant odors. Our blend of purified water, surfactant, and natural plant oils eliminates odor-causing chemical compounds in cannabis — including cannabinoids, terpenes and sesquiterpenes.

Ecosorb products do not contain harsh chemicals or synthetic fragrances. They do not mask odors and are safe for use around people and animals. The distribution of Ecosorb requires no added water, thanks to advanced Vapor Phase technology.

For over 25+ years, Ecosorb has been the trusted solution for organic and inorganic odor removal in many industries. Companies in asphalt production, wastewater treatment, composting and food processing have trusted our products and proven them effective.



Effective

Verifiably, scientifically proven to work.



Natural

Ecosorb uses the natural power of plant oils to remove odors, meaning no permits required.



Safe

Non-toxic, non-hazardous, biodegradable, non-flammable, and no harmful VOCs.

CASE STUDY: ECOSORB CNB100 IN ACTION TO FIGHT PLANT ODOR

Challenge

A marijuana growing operation in the Midwest saw high odor emission from their facility. Neighbors in the surrounding area began to take issue with the odor — a challenge the facility needed to solve quickly.

In the spirit of being a good neighbor, the cannabis operation tested dozens of products to cut down the distinct, potent smell. After six months of trial-and-error, the operation turned to OMI Industries.

Solution

To solve their odor issues, OMI immediately recommended their Ecosorb CNB100 product. CNB100 was designed specifically for the cannabis growing industry and related odors, making it a perfect solution for the operation.

“CNB100 was designed specifically for cannabis production,” said Steve Lattis, Operations Director, OMI Industries. “Each growing operation in this industry is unique, so we created a broad-spectrum odor remover to fit the needs of each grower and facility.”

Ecosorb CNB100 can be used as constituted or diluted with water, based on delivery method. At this cannabis facility, the product is being diluted 300:1 and then atomized through a high-pressure atomization system — eliminating odor before it becomes a nuisance to neighbors.

Result

After trying many products, the cannabis facility finally got the proper odor control they needed with CNB100. With the odor no longer a nuisance to their neighbors, they can now focus on production, like any growing operation should.

“Whatever industry we operate in, our goal is to eliminate issues with production and reduce its effect in the area,” said Lattis. “When cannabis growers have the ability to reduce the effect of their operation, they eliminate preventable issues with their production.”



ABOUT OMI INDUSTRIES

Ecosorb® by OMI Industries is the leader for **natural, safe, effective, and complete** plant-based odor solutions for any industry — including cannabis growing. They don't mask smells, they get rid of them for good by breaking down and neutralizing odor molecules. Each product includes plant-based ingredients that are safe for the public — neighbors, employees, communities — animals, and the planet.

For almost 30 years, Ecosorb has used simple science to harness the power of plants as natural odor removers. Our proprietary blend of plant oils tackle the toughest smells **without dangerous side effects**. Ecosorb® is strong enough to battle the worst odors — from landfills to refineries to wastewater treatment facilities — yet **safe for people and the environment**.

Our Process

Implementing an Ecosorb solution is **less complicated than other common odor control methods**. Our experienced team partners with each customer to create a complete control plan based on specific odor issues.



Design

Using our years of expertise in odor control, we match your odor problem to an existing Ecosorb blend. In some cases, a custom formula is needed to battle unique odor combinations, like those found in cannabis grows of different strains. Chemists at OMI Industries can determine the best mix of ingredients for each odor issue.



Build

We manufacture, engineer and customize equipment to deliver Ecosorb, based on each application and its environment — weather, delivery method, output volume, and more.



Outfit

Ecosorb delivery systems fully integrate with your existing equipment and processes. Our engineers work with your team to install and maintain a complete odor solution.

Get Started

To learn more about Ecosorb solutions and equipment, visit EcosorbIndustrial.com or contact us at 800-662-6367.

From: dan@aircleaningspecialists.com,

To: ritacastucci@aol.com,

Subject: Your CleanLeaf Quote

Date: Wed, Aug 10, 2022 3:36 pm

Attachments: Quote.pdf (93K), Product_Literature.pdf (308K)

Hello Rita,

Thank you for reaching out today, attached is the quote and literature for the units you would need in the dry area and upper level. In order to achieve the recommended air changes per hour for odor control, you would need (2) units in the dry area and (6) in the upper level.

As for the secured pickup area, there would be no need to filter the air before sending it outside, so I will send a separate quote for a simple wall fan to clear the vehicle exhaust in that space.

Please review and let me know if you have any questions or concerns.

Sincerely,

Dan Schroeder

CleanLeaf

11088 Gravois Industrial Ct.

Saint Louis, MO 63128

866 999-9008 Ext. 111

866 422-4099 Fax

dan@aircleaningspecialists.com

<http://www.cleanleaf.com/>

Comply With Odor Regulations & Protect Your Plants

Controlling odor in and around your facility is a constant challenge. Make the CL1250D-CCPHE part of your **Odor Mitigation Plan**. Packed with 56 lbs. of activated carbon and a 95% efficient HEPA filter, the CL1250D-CCPHE eliminates the odor of even the most potent plants while protecting them from mold and mildew growth. Focus on your grow without worry of odor complaints or mold outbreaks.



SKU: CL1250D-CCPHE

Unit Specifications

Sound Level*	73 dBA @ 5'
Cabinet Size	25"W x 16.5"T x 59"L
Cabinet Material	16 Ga. Cold Rolled Steel
Cabinet Finish	White
Motor	48V DC Brushless Axial Flow Fan
Input Power	115V/60Hz/1PH/12A
Hanging Weight	333 lbs.
Shipping Weight	437 lbs.
Warranty	2 Years
Options	Silencer* (Reduces to 63 dBA @ 5')
	Ducting Package
	Alternative Voltage Options
	WiFi/Modbus Smart Controls
	7 lb. Carbon After-filter

*Noise level measured at typical operating speed

AIRFLOW LEVELS

CFM	Conditions	W.G.
1500	Max Speed, No Filters	0" w.g.
1420	Max Speed, Clean Filters	1.33" w.g.
900-1000	Suggested Operating Range for Max Filter Effectiveness	Variable

Filter Stages

- 35% Efficient Pleated Pre-Filter, 15" x 25" x 2"
- 95% Efficient D.O.P. HEPA Filter, 15" x 25" x 4"
- (8) 7lb. Activated Carbon Canisters, **56 lbs. Total**
- 35% Efficient Pleated After-Filter, 15" x 25" x 2"



Features & Benefits

- ✓ Easy Installation (Pre-Installed Eye Bolts/115V Wall Plug, 5-15p)
- ✓ Minimal Maintenance (Long Filter Life, Hinged Door Filter Access, Filter Change Indicator)
- ✓ Adaptable: Can Be Stand-Alone Or Ducted, Flexible Filter Configuration Options
- ✓ High Static (4" w.g.) Continuously Variable Speed Motor (Maintains Airflow as Filters Load)
- ✓ Industry-Leading Carbon Weight (56 lbs per unit)
- ✓ Combines Clean Room HEPA Filtration + Odor Control

From: lrgreen@bokashicycle.com,

To: ritacastrucci@aol.com,

Subject: Bokashicycle.....quote for Equipment Waste Processing

Date: Sat, Jul 30, 2022 12:15 pm

Attachments: Invoice_SHH_07302022A_Quote.pdf (99K), lrgreen.vcf (4),

Hello Rita,

Thank you for the address information so we could calculate shipping. We would ship from our warehouse located at 9004 West 19th st, bldg V Space 2, University Place, WA 98466 directly to the address in Hartford.

Based on the information you provided as I mentioned on the phone, I would recommend 24 fermenting units, accelerant and bokashi culture mix, the MJ Granulating machine, and also a tipping machine to handle the full 55 gallon fermenters to drain and collect fluid at the end of the waste fermenting so you can cycle it back through your grow operation. The 1 ton capacity tipping machine allows you to drain 4 barrels at a time safely and reduces the work and handling time significantly.

Currently we have all of the equipment in our warehouse ready to ship so there is no production delay or issues related to supply chain hold ups but once we are out of inventory, it is possible we may experience delays and there could be some price changes for some of the parts that go into our machines.

I have attached the invoice including freight delivery door to door. As you mentioned, you may want to have your own trucking company handle freight and that is fine. You can calculate your freight based on the address at our warehouse shipping to your location and I have all of the details regarding dimensions, weights, etc. needed to get an accurate rate quote. We usually split the forwarding freight shipping the 4 pallets as a unit and the tipping machine in a separate shipment because many carriers we deal with prefer LCL for these items split to avoid full truck shipping.

I understand you have to obtain approvals before you are prepared to move forward but hope the information I have provided is useful and look forward to your success in moving forward.

Best Regards,
Larry
cell 253.988.4411



www.bokashicycle.com
store.bokashicycle.com

Phone: 800.714.2130

On 7/29/2022 1:20 PM, ritacastrucci@aol.com wrote:

Southend Harvest House LLC
722 Wethersfield Ave
Hartford, CT 06114

We also own a transport co and depending on the weight of the merchandise and space requirement, we may be able to transport it back to CT ourselves.

Rita
860-250-150

Invoice Number: SHH_07302022A_Quote
 Date: 07.30.2022
 Purchase Order: Quote good for 30 days

Southend Harvest House LLC

Rita CASTRUCCI
 722 Wethersfield Ave
 Hartford, CT 06114

Phone: 860-250-1508
 Email: ritacastucci@aol.com
 Web:

Banking Information

Chase
 Consumer Banking
 10011 Gravelly Lake Dr SW
 Lakewood, WA 98499 USA
 phone 800.935.9935
 Swift: CHASUS33
 Bokashicycle LLC
 Lawrence R. Green
 Account # 4231606372

Larry Green
[cell 253.988.4411](tel:2539884411)
lrgreen@bokashicycle.com

Item	Qty	Description	Unit Price	Total
55 Gal Fermenters	24	55 gallon cap HDPE Fermenters w/cassette & Safety pressure release		
Culture Mix	24	50 lbs bulk mix bokashi culture mix discount pricing		
	48	1 gal accelerant concentrate		
MJ Granulating Mc	1	3 HP TW Electric MJ Granulater Machine with step/stand HS# 847989		
BCOMM02	1	55 Gallon Drum Tipping Machine for Easy Drain & Emptying		
		SalesTax Hartford CT 5.5%		
		Shipping Bokashicycle to be determined FOB University Place, WA		
	4	pallets, total 3000 lbs		
			Total Due	
	1	crate 59x48x28, 400 lbs		
	1	axle. Pipe wrapped carton, 105 lbs 10 ft length		



Bokashi Fermenting solves the MMJ Dispensary and Grower Waste Disposal Problem

Many states have approved medical marijuana. They are putting in place stringent regulations on how growers and dispensaries must comply with the law.

Medical marijuana waste must be properly handled.

Disposing of waste can be expensive. Dispensaries are not allowed to place waste materials in the trash containers available to the public for obvious reasons.

Regulatory agencies want to be certain that the waste materials are not left unattended or available to the public in dumpsters or containers that could be opened off site.

The growers and dispensaries are struggling to cost efficiently solve the waste disposal problem.

Waste produced at a dispensary or by a grower must be rendered unusable before it leaves the facility and then it must be transported to a properly licensed facility for composting but there are few approved available sites for composting and every step in this process is expensive and time consuming.

A chain of custody must be established for the transporting of waste from its on-site location to the approved composting site. Security must be in place. Properly approved and licensed transport services are required.

Accurate account records are required to establish that the mass of material leaving the facility is identical to the mass of material accepted at the composting site.

All of these measures add significantly to the cost and make handling the waste by either a dispensary or grower less efficient, especially if off-site waste disposal is implemented.

Waste has value. It can be recycled on-site.

Bokashi Fermenting Advantage:

- On site rapid disposal of all organic waste
- Far more efficient than composting – takes only 7 days to ferment



- Bio pulp mixed with soil results in highly enriched soil, improved microbial flora and enriched organic content soil
- Conserves water
- Requires no additional machinery or effort to process
- Eliminates odors and does not attract vermin or pests
- Fermenting is phytotoxic killing weeds and their seeds
- May combine all waste in a single operation
- Eliminates expense of pick-up and transport
- For MMJ – no chain of custody additional tracking is required because waste is processed on site
- Eliminates greenhouse gas production in processing waste
- Bokashi culture mix costs are about \$25 per ton of waste processed – least expensive of all waste processing methods
- Fermenting waste is the most sustainable agricultural method of waste management

Destroy MMJ Waste On-site and Eliminate Transport Problems and Expenses

There is a better way to handle the waste. Composting the waste in a bokashi fermenting system on-site solves the problem for dispensaries and growers.

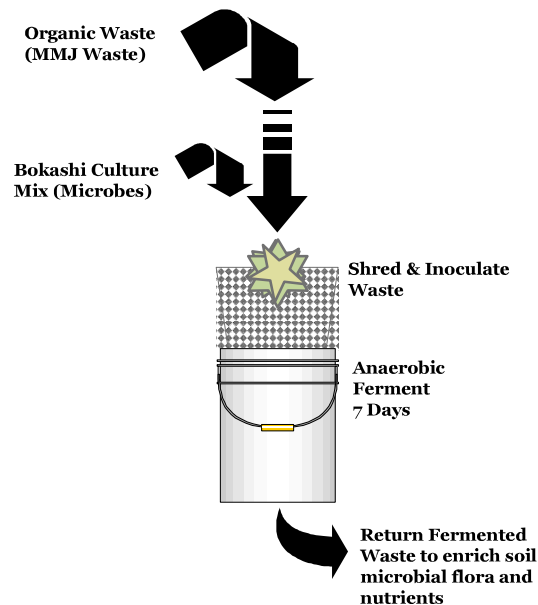
This process can accommodate any size operation. Waste is degraded and rendered useless in as little as 10 days in specially designed fermenters. The bio pulp produced can be recycled in soil maintained on the premises.

A smaller dispensary may have a few pounds to several hundred pounds of waste per month. Waste is placed in the fermenter with the culture mix and allowed to be degraded to a bio pulp.

The bio pulp is then mixed with soil on the premises. The enriched soil is used to support new plants and in so doing reduces dependency on fertilizers and other nutrients that contribute to water polluting disposal problems.

Bokashi Composting is Very Easy and Fast

What is Bokashi Fermenting?



Bokashi fermenting is a method of rapidly metabolizing all organic waste with naturally occurring soil microbes. It is 10 times faster than composting, produces no greenhouse gases, produces no heat, and takes only 7 days. The “pickled” waste material is then mixed with soil to return all the nutrients and microbes to soil.

Bokashi fermenting is an approved method for disposing of MMJ waste.¹

All organic waste will rapidly decompose and noxious odors, putrefaction, and gases are eliminated. No insects or rodents are attracted to the end product. It is accomplished in a remarkably small amount of space and requires no turning, mixing, aerating, or additional materials to complete.

When processing MMJ waste, an accelerant is combined with the microbes to increase the speed of processing because the cellulose content of waste is very high. The liquid accelerant is sprayed onto the waste with each addition of culture mix and the system is then closed to exclude oxygen.

¹ <http://www.colorado.gov/cs/Satellite?blobcol=urldata&blobheadername1=Content-Disposition&blobheadername2=Content-Type&blobheadervalue1=inline%3B+filename%3D%22Current+Set+of+Rules%2C+Effective+July+1%2C+2011.pdf%22&blobheadervalue2=application%2Fpdf&blobkey=id&blobtable=MungoBlobs&blobwhere=1251781468397&ssbinary=true>



If the waste pH in the fermenter after adding the culture mix and accelerant with water has a pH that is greater than 6.0, the operator should adjust the pH to a level below 6.0 to be assured that fermenting will be efficient. Although this is not a common experience, it may be essential if a lot of ammonia fertilizers are used in a grow operation.

Vinegar is a simple and effective way of lowering the pH if it is required. It is inexpensive, non-toxic, and easy to use. Any kind of vinegar can be used as it is only used to lower the pH. Depending on how much ammonia or other basic materials are in the waste the operator will add vinegar to the fermenter to bring the pH into a range between 4.0 and 6.0. If the pH is above this level fermenting will be less efficient and likely will not work if it is greater than 6.5.

Table 2: List of essential materials to properly process marijuana waste.

Materials Required for Waste Processing:	
Vinegar	Use to adjust fermenter only if the pH >6.0
Bokashi culture mix	25 lbs will process 1 ton of waste
Accelerant	1 gallon will process 1 ton of waste
MJ Granulating Machine	Directs waste to fermenters, inoculates waste
Fermenters	HDPE 55 gal band clamp/safety pressure release cassette

Step by Step Protocol for Processing Marijuana Waste:

Activity	Comment
1. Locate the MJ Granulating machine in a flat working area along with the stair platform access	Lock the wheels and attach the stair platform to the machine with the hinge gate locking unit
2. Plug the machine into a 220 volt outlet	The 3 HP Teco Westinghouse is well built and rugged. It requires single phase 220 v 50 – 60 Hz power
3. Gather MJ waste in bins or as stocks including root balls	Rocks or heavy clay materials should be removed from root balls. Remove as much soil as possible and cut to size to fit the hopper
4. Wear eye and ear protection	Operators should read the operator’s manual before engaging the machine
5. Place the fermenting barrel or carton to collect minced and granulated waste below the machine stand	The stand is designed to fit 55 gallon barrels. Push the barrel so that the curtain on the stand is centered over the barrel
6. Start the machine and granulate	

all waste filling to within 4 inches of the top of the barrel or carton	
7. Replace a filled container with an empty container	Label each granulated container by time and date

Activity	Comment
8. Bokashi Fermenting, Composting, On-site or Off-site Disposal	Arrange for off-site handling or on-site composting. If Bokashi fermenting advance to activity # 9
9. Waste collected in 55 gal size fermenters	Filled to within 4 inches of the top
10. Add 1.6 Lbs of culture mix and 250 mL of accelerant to a 5 gallon bucket	
11. Fill the bucket with 5 gallons of water	
12. Pour the liquid slurry of culture mix, water and accelerant over the minced material in the barrel	The objective is to wet all material and inoculate as the solution travels through the waste
13. Repeat Activity 10 – 12 twice so that 15 gallons of slurry have been put into the fermenter	
14. Confirm the pH is below 6.0	Obtain a small amount of fluid from the fermenter and test with a pH meter or tape.
15. Seal the fermenter using the band clamp lock and check that the safety pressure valve is in place	The safety valve fits in the top of the cassette attached to the lid for the fermenter
16. Record the ID for the fermener in a log book and the date fermenting started	Each barrel lid has its own ID number or label
17. Allow at least 10 to 14 days at room temperature	
18. After fermenting check the pH to be certain it is below 6.0	
19. Drain liquids from the fermenter by tipping on its side and removing the safety valve	This liquid can be used to water plants. It is rich in nutrients.
20. The entire fermented material	Tilling the fermented material into



including liquids can be mixed with soil	normal soil or mixing into a pile of soil will result in its rapid further incorporation into the soil
21. Allow a few weeks for the soil with fermented end product to mature	Soil with end product can be recycled or sent off site for use in gardens

You may throw any food scraps into the granulating machine hopper when the marijuana waste is being minced and granulated. The food scraps will ferment and accelerate marijuana waste processing.

What about Pathogens and other un-wanted chemical bi-products?

Bokashi fermenting is a very efficient way of killing pathogens including *E. coli* and *Salmonella*. The enzymatic activity in the fermenting process will break down most chemical compounds into basic simple molecules and it will kill most seeds. Do not add petroleum products or oils as they will interfere in efficient fermenting.

Wear gloves when handling the end products as they are mildly acidic (like vinegar) and wash your skin or eyes with copious amounts of water if you accidentally splash the material on the skin or eyes. We recommend wearing safety goggles in addition to gloves as a common sense precaution.

What is the starting basic system for waste processing?

Bokashicycle recommends for all growers a basic minimal system that consists of the electric 3 HP pulverizing machine on its stand with swivel wheels and 2 55 gallon yard waste fermenting systems. The yard waste fermenting systems come with enough culture mix and accelerant to process up to 2 tons of waste.

3 HP 220v 1 PH Electric Granulating Machine:

https://store.bokashicycle.com/MJ-Granulating-Machine--3-HP-Electric-single-phase-220v_p_54.html

Yard Waste Fermenting System:

<https://store.bokashicycle.com/bcomm01>

Bokashicycle offers wholesale pricing and discounts to all growers for volume orders. Bokashi culture mix kept dry and protected has a shelf life greater than 5 years as does the accelerant. A volume discount pack of 500 pounds of culture mix and 20 gallons of accelerant on a single skid is offered at \$995 plus delivery. That is enough inoculants to process 20 tons of waste.



Getting Started with a Quote:

Bokashicycle will provide to the grower a recommended set up for processing all waste based on the information provided.

The quote will include the cost of equipment, number of fermenters, and amount of culture mix needed to process all waste efficiently.

Call us for a quote at 800.714.2130 or email us at support@bokashicycle.com

On Aug 10, 2022, at 4:37 PM, Mike Houghton <mikehoughton@huntingtonpower.com> wrote:

Hi Reid,

Attached is the budgetary proposal for 722 Wethersfield Ave., Harford, CT. The proposed ATS will accommodate the transfer of the entire building and the generator will support an amperage load of up to 452 Amps of your entire 600 Amp service. Please review and let me know if you have any questions or if there's anything additional that we can do to help you with your application.

Thank you,

Michael Houghton

34 East Dudley Town Road, Bloomfield, CT 06002

Office: 203-929-3203 X302 Cell: 860-810-8123

mikehoughton@huntingtonpower.com



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August 10, 2022

HPE Proposal - 60724-MH

Project Name:
South End Harvest House
722 Wethersfield Ave.
Hartford, CT

Huntington Power Equipment is pleased to propose the following for your review:

Bill of Materials

Quantity 1 - Generac Industrial gaseous 9.0L V-8 engine-driven generator, consisting of the following features and accessories:

- Stationary Emergency-Standby rated
- 150 kW Rating, wired for 120/240 VAC three phase, 60 Hz
- Permanent Magnet Excitation
- Level 1 Acoustic Enclosure, Steel
 - Industrial Grey Baked-On Powder Coat Finish
- UL2200
- EPA Certified
- H-100 Control Panel
 - Meets NFPA 99 and 110 requirements
 - Temp Range -40 to 70 degrees C
 - Digital Microprocessor:
 - Two 4-line x 20 displays, full system status
 - 3 Phase sensing, +/-0.25% digital voltage regulation
 - RS232, RS485 and Canbus remote ports
 - Waterproof connections
 - All engine sensors are 4-20ma for minimal interference
 - Programmable I/O
 - Built-in PLC for special applications
 - Engine function monitoring and control:
 - Full range standby operation; programmable auto crank, Emergency Stop, Auto-Off-Manual switch
 - Isochronous Governor, +/-0.25% frequency regulation
 - Full system status on all AC output and engine function parameters
 - Service reminders, trending, fault history (alarm log)
 - I2T function for full generator protection
 - Selectable low-speed exercise
 - 2-wire start controls for any 2-wire transfer switch
- 21 Light Remote Annunciator
 - Surface-Mount
 - Integral 8 Function Relay Board
- Natural Gas fuel system (7-11")

- 90 AH, 700 CCA Group 27F Battery, with rack, installed
- Standard MLCB, 80% rated thermal-magnetic
 - 500 Amp
- Battery Charger, 10 Amp, NFPA 110 compliant, installed
- Coolant Heater, 1500W, 120VAC
- Std set of 3 Manuals
- 120V GFCI and 240V Outlet
- Extreme Cold Weather Kit - Heated Crankcase Breather System
- Flex Fuel Line
- 5-Year Comprehensive Warranty
- SG0150JG269.0S18HPSYE

Quantity 1 - 9.0 5.4 6.8 GAS 5C 5 YR P/L/T

Quantity 1 - TRANSFER SWITCH - TX SERIES

- 600 Amp, 3 pole, 120/240 VAC three phase, 60 Hz, with 2-Wire Start Circuit
 - Utility Voltage Sensing Controls:
 - Adjustable Drop-out and Pick-up
 - Adjustable Utility Interrupt Delay
 - Adjustable Logic Controls:
 - Minimum Standby Voltage
 - Minimum Standby Frequency
 - Engine Warmup
 - Return to Utility
 - Engine Cooldown
 - Transfer on Exercise
- 3 Owner's Manuals
- Double Set of Form C Aux Cont
- Enclosure Heater
- UL Listed 1008 by ETL
- Controller and Circuit Breaker Covers, Padlockable, Black
- NEMA 3R Enclosure
- Service Entrance Rated
- In Phase Only Transfer
- Five Year Extended Warranty
- TX301NS0600J3CH

Quantity 1 - G/H/M/TX 400-800 5C 5 YR P/L

Quantity 1 – Site Services

- Delivery all equipment listed above to the site
- Excavate and pour concrete generator pad at the proposed location
- Rig and secure generator to pad
- Plumb gas piping to generator and install regulator as necessary (assuming adequate gas pressure at generator location to tap of existing pipe)
- Mount ATS to exterior of building
- Install conduit and wiring as necessary from generator to ATS and from Main disconnect to exterior ATS and back
- Testing & Commissioning
 - Startup, calibration and testing of system using building load
 - File paperwork and register system for factory warranty

Total \$86,073.00

Sales Tax Not Included

NOTES & CLARIFICATIONS:

- **The above represents a Budgetary proposal based on the initial information provided.**
- Engineering studies, site drawings, or fees are not included in this proposal.
- All proposed equipment locations and design are subject to Town and utility approvals.
- Startup and load transfer test are not included in the proposal unless otherwise specified as an itemized item above.
- Gas piping assumes adequate gas pressure is available at the existing regulator. Verification from the utility company will be required prior to ordering*.
- HPE does not have plans or specs for this project
- This proposal is based on information supplied to Huntington Power which may or may not have been correct or complete. The customer is responsible for reviewing this proposal for compliance with the complete and final drawings and specifications.
- If the generator is intended to support life safety loads, configuration and testing are required to comply with NFPA110 Level 1 requirements. Huntington Power would be pleased to provide a quote for field load bank testing and/or provide assistance regarding Life Safety Load applications and definitions.
- Generator sizing analysis has not been performed by HPE
- Installation of equipment is not included in the proposal unless otherwise specified above.
 - Permits, fuel, fuel supply & piping, electrical wiring, signage, duct work, anchor bolts, tie down of unit, concrete foundation, etc. are not included in this proposal unless otherwise specified as included above.
- We take exception to any proprietary information pertaining to manufacturer specific functions and components. Inclusion of any product or requirements not listed in this proposal shall not be assumed, regardless of specification, unless agreed upon in writing by both parties.
- All 3rd party testing & commissioning including but not limited coordination studies, NETA Testing, infrared scanning and/or thermographic surveys, harmonic content testing, oscilloscope testing, insulation resistance and all other resistance testing, battery testing, vibration testing, noise level, exhaust emissions & exhaust back pressure testing are not included.
- Prices include LTL common carrier freight, FOB Factory. Offloading & rigging are not included unless otherwise specified.
- Prices include freight common carrier (FOB manufacturer, freight allowed), off-load and rigging by Others
- Work to be performed after normal work hours or on weekend or holiday is available at an additional cost.

PRICING QUALIFICATIONS:

- **Prices are limited to this Proposal and the items listed herein and do not include any federal, state or local taxes and shall be added in lieu of Tax Exemption Certificate**
- Prices and items are based on the above outlined BOM and are valid for 30 days.
- Prices do not include unforeseen modifications to the scope of work as a result of Federal, State, or Local requirements, as well as any financial penalties incurred resulting from subsequent code compliance.

FORCE MAJEURE STATEMENT

- Huntington Power and Generac Industrial Power understand the serious impact that current delays in shipping have had on projects from pricing to scheduling. Please understand that all levels of the supply chain that feed the factory production lines are being affected by global and local product supply chain shortages resulting in substantial manufacturing delays, increased lead times, and costs due to unforeseeable events outside of our control. Estimated shipping dates are changing indiscriminately, but we are doing everything within our control to mitigate these circumstances.
- Covid and the current situation in Russia and the Ukraine has and will continue to impact all levels of the supply chain for the foreseeable future. The ultimate duration and scope of these effects remain unknown and unclear. Accordingly, HPE must treat the impact of this pandemic and conflict as a force majeure event, meaning that prior

terms, conditions, commitments, and/or schedules, among others, may in certain circumstances require adjustment as we work to navigate and mitigate the effects of the current situation. Be assured we are in touch with the factory every day and will update our customers as soon we have information.

- Optional addition: If you and your team wish to join HPE's CEO on a conference call to discuss the above, I'd be pleased to arrange it. If interested, let me know what time/day works best and we'll try to accommodate your schedule.

STATEMENT:

Due to unprecedented circumstances, prices and lead times are only valid at the time of quotation. Additionally, as we all are aware Covid and the response to the pandemic by governmental authorities has and will continue to impact all levels of the supply chain for the foreseeable future. The resulting product shortages, manufacturing delays, increased lead times and costs are unforeseeable events outside of our control. The ultimate duration and scope of these and other still unknown effects remain unclear. Accordingly, we must treat this pandemic as a force majeure event, which means that, for example, prior terms, conditions, commitments, and/or schedules, among others, may in certain circumstances require adjustment as we work to navigate and mitigate the effects of this pandemic.

Thank you for the opportunity to quote you. We look forward to being of service to you. Feel free to contact me at (860)289-8790 or mikehoughton@huntingtonpower.com

Best Regards,

Michael Houghton

34 East Dudley Town Road, Bloomfield, CT 06002

Office: 860-289-8790 X302, Cell: 860-810-8123

mikehoughton@huntingtonpower.com



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PAYMENT SCHEDULE AND PAYMENT TERMS WILL BE DETERMINED AT TIME OF ORDER, BASED ON CREDIT REVIEW AND APPROVAL

HUNTINGTON POWER STANDARD TERMS AND CONDITIONS ARE INCORPORATED WITHIN THIS PROPOSAL (ATTACHED BELOW)

PROPOSAL AND TERMS ACCEPTANCE:

SG150 | 14.2L | 150 kW
INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary Emergency and Non-Emergency

DEMAND RESPONSE READY

Standby Power Rating

150 kW, 188 kVA, 60 Hz

Demand Response Rating

150 kW, 188 kVA, 60 Hz

Prime Power Rating

135 kW, 169 kVA, 60 Hz

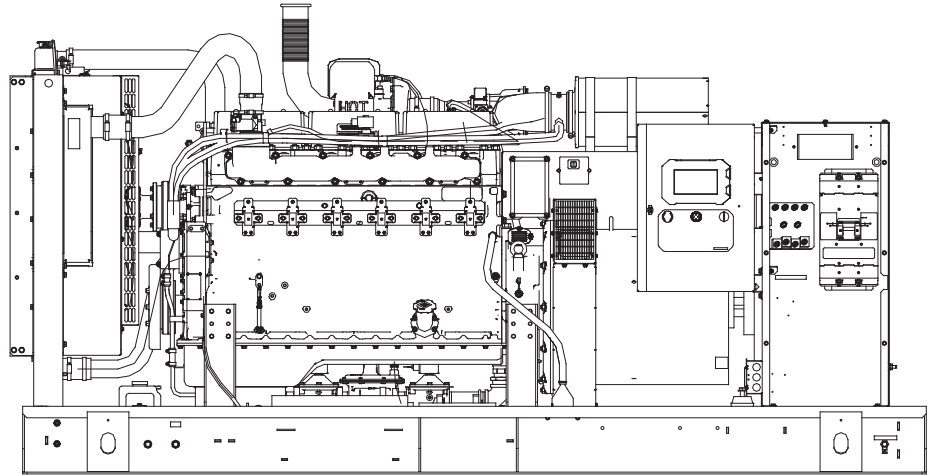


Image used for illustration purposes only



Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.

-   UL2200, UL6200, UL1236, UL489
-  CSA C22.2, B149
-   BS5514 and DIN 6271
-  SAE J1349
-  NFPA 37, 70, 99, 110
-  NEC700, 701, 702, 708
-  ISO 3046, 7637, 8528, 9001
-  NEMA ICS10, MG1, 250, ICS6, AB1
-  ANSI C62.41
-  IBC 2009, CBC 2010, IBC 2012, ASCE 7-05, ASCE 7-10, ICC-ES AC-156 (2012)

Powering Ahead

Generac ensures superior quality by designing and manufacturing most of its generator components, such as alternators, enclosures, control systems and communications software. Generac also makes its own spark-ignited engines, and you'll find them on every Generac gaseous-fueled generator. We engineer and manufacture them from the block up — all at our facilities throughout Wisconsin. Applying natural gas and LP-fueled engines to generators requires advanced engineering expertise to ensure reliability, durability and necessary performance. By designing specifically for these dry, hotter-burning fuels, the engines last longer and require less maintenance. Building our own engines also means we control every step of the supply chain and delivery process, so you benefit from single-source responsibility.

Plus, Generac Industrial Power's distribution network provides all parts and service so you don't have to deal with third-party suppliers. It all leads to a positive owner experience and higher confidence level. Generac spark-ignited engines give you more options in commercial and industrial generator applications as well as extended run time from utility-supplied natural gas.

SG150 | 14.2L | 150 kW

INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary Emergency and Non-Emergency

STANDARD FEATURES

DEMAND RESPONSE READY

ENGINE SYSTEM

- Oil Drain Extension
- Air Cleaner
- Stainless Steel Flexible Exhaust Connection
- Critical Silencer
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Shipped Loose Catalyst Silencer (Open Set Only)
- Oil Temperature Indication and Alarm
- Level 1 Fan and Belt Guards (Open Set Only)

Fuel System

- NPT Fuel Connection on Frame
- Primary and Secondary Fuel Shutoff

Cooling System

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- 50/50 Ethylene Glycol Antifreeze
- Radiator Drain Extension

Electrical System

- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

ALTERNATOR SYSTEM

- UL2200 GENprotect™
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Permanent Magnet Excitation
- Sealed Bearing
- Amortisseur Winding
- Full Load Capacity Alternator

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Unit Only)
- Ready to Accept Full Load in <10 Seconds

ENCLOSURE (If Selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuated Enclosures)
- Gasketed Doors
- Upward Facing Discharge Hood (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

CONTROL SYSTEM



Power Zone® Pro Sync Controller

Program Functions

- NFPA 110 Level 1 Compliant
- Engine Protective Functions
- Alternator Protective Functions
- Digital Engine Governor Control
- Digital Voltage Regulator
- Multiple Programmable Inputs and Outputs
- Remote Display Capability
- Remote Communication via Modbus® RTU, Modbus TCP/IP, and Ethernet 10/100
- Alarm and Event Logging with Real Time Stamping
- Expandable Analog and Digital Inputs and Outputs

- Remote Wireless Software Update Capable
- Wi-Fi®, Bluetooth®, BMS and Remote Telemetry
- Built-In Programmable Logic Eliminates the Need for External Controllers Under Most Conditions
- Ethernet Based Communications Between Generators
- Programmable I/O Channel Properties
- Built-In Diagnostics

Protections

- Low Oil Pressure
- Low Coolant Level
- High/Low Coolant Temperature
- Sensor Failure
- Oil Temperature
- Over/Under Speed
- Over/Under Voltage
- Over/Under Frequency
- Over/Under Current
- Over Load
- High/Low Battery Voltage
- Battery Charger Current
- Phase to Phase and Phase to Neutral Short Circuits (I²T Algorithm)

7 Inch Color Touch Screen Display

- Resistive Color Touch Screen
- Sunlight Readable (1400 NITS)
- Easily Identifiable Icons
- Multi-Lingual
- On Screen Editable Parameters
- Key Function Monitoring
- Three Phase Voltage, Amperage, kW, kVA, and kVA_r
- Selectable Line to Line or Line to Neutral Measurements
- Frequency
- Engine Speed
- Engine Coolant Temperature
- Engine Oil Pressure
- Engine Oil Temperature
- Battery Voltage
- Hourmeter
- Warning and Alarm Indication
- Diagnostics
- Maintenance Events/Information

EPA Certified Stationary Emergency and Non-Emergency

CONFIGURABLE OPTIONS

DEMAND RESPONSE READY

ENGINE SYSTEM

- Engine Coolant Heater
- Baseframe Cover/Rodent Guard
- Oil Heater
- Air Filter Restriction Indicator
- Radiator Stone Guard (Open Set Only)
- Level 1 Fan and Belt Guards (Enclosed Units Only)

FUEL SYSTEM

- NPT Flexible Fuel Line

ELECTRICAL SYSTEM

- 10A UL Listed Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

GENERATOR SET

- Demand Response Rating
- Extended Factory Testing (3-Phase Only)
- 12 Position Load Center
- Vapor Recovery Heater

ENCLOSURE

- Weather Protected Enclosure
- Level 1 Sound Attenuated
- Level 2 Sound Attenuated
- Level 2 Sound Attenuated with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- AC/DC Enclosure Lighting Kit
- Enclosure Heaters (with Motorized Dampers)
- IBC Certification
- Door Open Alarm Switch
- Pad Vibration Isolators
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)

CONTROL SYSTEM

- NFPA 110 Level 1 Compliant 21-Light Remote Annunciator
- Remote Relay Assembly (8 or 16)
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- 10A Engine Run Relay
- Ground Fault Annunciator
- 120V GFCI and 240V Outlets
- Damper Alarm Contacts (Motorized Dampers Only)
- 100 dB Alarm Horn

WARRANTY (Standby Gensets Only)

- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

ENGINEERED OPTIONS

ENGINE SYSTEM

- Fluid Containment Pan

ALTERNATOR SYSTEM

- 3rd Breaker System

CONTROL SYSTEM

- Battery Disconnect Switch

GENERATOR SET

- Special Testing
- Battery Box

SG150 | 14.2L | 150 kW

INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary Emergency and Non-Emergency

APPLICATION AND ENGINEERING DATA

DEMAND RESPONSE READY

ENGINE SPECIFICATIONS

General

Make	Generac
Cylinder #	6
Type	In-line
Displacement - in ³ (L)	864.71 (14.2)
Bore - in (mm)	5.31 (135)
Stroke - in (mm)	6.50 (165)
Compression Ratio	9.5:1
Intake Air Method	Turbocharged/Aftercooled
Number of Main Bearings	7
Connecting Rods	Carbon Steel
Cylinder Head	Cast Iron GT250, OHV
Cylinder Liners	Ductile Iron
Ignition	Electronic
Piston Type	Aluminum
Crankshaft Type	Ductile Iron
Lifter Type	Solid
Intake Valve Material	Special Heat-Resistant Steel
Exhaust Valve Material	High Temp Steel Alloy
Hardened Valve Seats	High Temp Steel Alloy

Engine Governing

Governor	Electronic
Frequency Regulation (Steady State)	±0.25%

Lubrication System

Oil Pump Type	Gear Driven
Oil Filter Type	Full-Flow with Cartridge
Crankcase Capacity - qt (L)	36.2 (34.3)

Cooling System

Cooling System Type	Pressurized Closed Recovery
Fan Type	Pusher
Fan Speed - RPM	1,894
Fan Diameter - in (mm)	30 (762)

Fuel System

Fuel Type	Natural Gas
Carburetor	Down Draft
Secondary Fuel Regulator	Standard
Fuel Shut Off Solenoid	Standard
Operating Fuel Pressure - in H ₂ O (kPa)	7 - 11 (1.7 - 2.7)

Engine Electrical System

System Voltage	24 VDC
Battery Charger Alternator	57.5 A
Battery Size	See Battery Index 0161970SBY
Battery Voltage	(2) - 12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	K0150124Y21
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase Only)
Telephone Interference Factor (TIF)	<50

Standard Excitation	Permanent Magnet
Bearings	Sealed Ball
Coupling	Direct
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SG150 | 14.2L | 150 kW

INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary Emergency and Non-Emergency

OPERATING DATA

DEMAND RESPONSE READY

POWER RATINGS - NATURAL GAS

	Standby/Demand Response		Prime	
Single-Phase 120/240 VAC @1.0pf	150 kW/150 kVA	Amps: 625	135 kW/135 kVA	Amps: 563
Three-Phase 120/208 VAC @0.8pf	150 kW/188 kVA	Amps: 521	135 kW/169 kVA	Amps: 469
Three-Phase 120/240 VAC @0.8pf	150 kW/188 kVA	Amps: 452	135 kW/169 kVA	Amps: 406
Three-Phase 277/480 VAC @0.8pf	150 kW/188 kVA	Amps: 226	135 kW/169 kVA	Amps: 203
Three-Phase 346/600 VAC @0.8pf	150 kW/188 kVA	Amps: 181	135 kW/169 kVA	Amps: 163

MOTOR STARTING CAPABILITIES (skVA)

skVA vs. Voltage Dip			
277/480 VAC	30%	208/240 VAC	30%
K0150124Y21	326	K0150124Y21	244
K0200124Y21	478	K0200124Y21	361
K0250124Y21	630	K0250124Y21	506
K0300124Y21	790	K0300124Y21	609

FUEL CONSUMPTION RATES*

Percent Load	Natural Gas – scfh (m ³ /hr)	
	Standby/Demand Response	Prime
25%	840 (23.8)	780 (22.1)
50%	1,380 (39.1)	1,260 (35.7)
75%	1,800 (51.0)	1,680 (47.6)
100%	2,220 (62.9)	2,040 (57.8)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

	Standby/Demand Response	Prime
Air Flow (Fan Air Flow Across Radiator) - Open Set	scfm (m ³ /min)	9,162 (259.4)
Coolant Flow	gpm (Lpm)	90 (340.7)
Coolant System Capacity	gal (L)	10.5 (39.7)
Maximum Operating Ambient Temperature	°F (°C)	122 (50)
Maximum Operating Ambient Temperature (Before Derate)	See Bulletin No. 0199270SSD	
Maximum Additional Radiator Backpressure	in H ₂ O (kPa)	0.5 (0.12)

COMBUSTION AIR REQUIREMENTS

	Standby/Demand Response	Prime
Flow at Rated Power - scfm (m ³ /min)	354 (10.0)	320 (9.1)

ENGINE

	Standby/Demand Response	Prime
Rated Engine Speed	RPM	1,800
Horsepower at Rated kW**	hp	232
Piston Speed	ft/min (m/min)	1,950 (594)
BMEP	psi (kPa)	118 (814)

EXHAUST

	Standby/Demand Response	Prime
Exhaust Flow (Rated Output)	scfm (m ³ /min)	1,166 (33.0)
Maximum Allowable Backpressure (Post Silencer)	inHg (kPa)	0.75 (2.54)
Exhaust Temp (Rated Output)	°F (°C)	1,318 (714.4)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.

Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards.

Standby - See Bulletin 0187500SSB

Demand Response - See Bulletin 10000018250

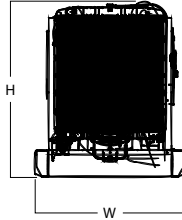
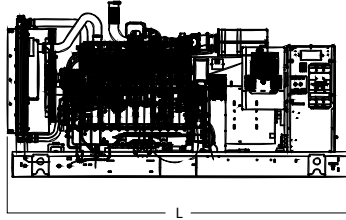
Prime - See Bulletin 0187510SSB

SG150 | 14.2L | 150 kW
INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary Emergency and Non-Emergency

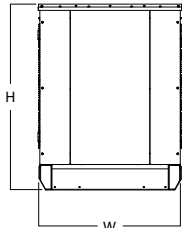
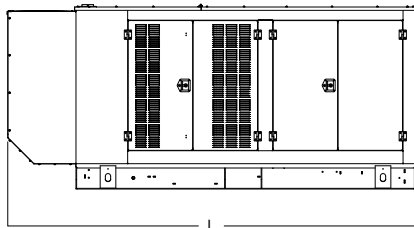
DIMENSIONS AND WEIGHTS*

DEMAND RESPONSE READY



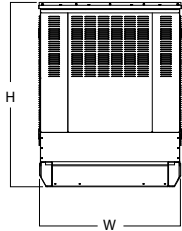
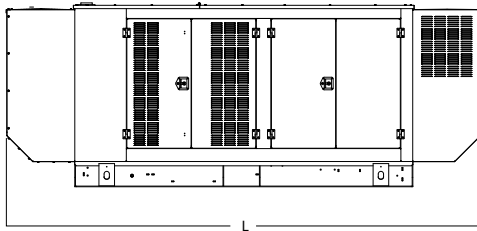
OPEN SET

L x W x H - in (mm)	128.0 (3,251) x 52.9 (1,344) x 62.3 (1,582)
Weight - lbs (kg)	5,281 - 6,031 (2,395 - 2,735)



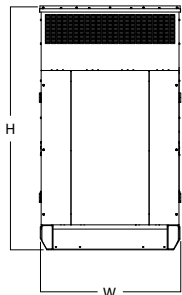
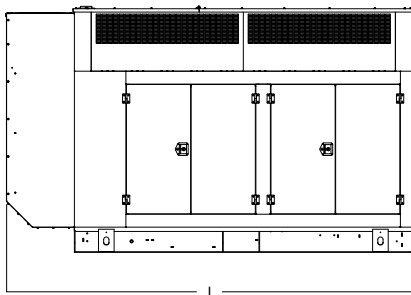
WEATHER PROTECTED ENCLOSURE

L x W x H - in (mm)	154.4 (3,922) x 54.0 (1,372) x 69.8 (1,773)
Weight - lbs (kg)	Steel: 6,261 - 7,596 (2,839 - 3,445) Aluminum: 5,795 - 6,786 (2,628 - 3,078)



LEVEL 1 SOUND ATTENUATED ENCLOSURE

L x W x H - in (mm)	179.9 (4,569) x 54.0 (1,372) x 69.8 (1,773)
Weight - lbs (kg)	Steel: 6,566 - 8,059 (2,978 - 3,655) Aluminum: 5,926 - 7,000 (2,688 - 3,175)



LEVEL 2 SOUND ATTENUATED ENCLOSURE

L x W x H - in (mm)	154.4 (3,922) x 54.0 (1,372) x 93.3 (2,370)
Weight - lbs (kg)	Steel: 6,801 - 8,632 (3,084 - 3,915) Aluminum: 6,027 - 7,247 (2,733 - 3,287)

* All measurements are approximate and for estimation purposes only.

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

TX301 Series Transfer Switch

600 Amps

Service Entrance Rated · Contactor Type · Open and Delayed Transition

- Automatic Transfer Switch
- 600A up to 600V VAC, 60 Hz, 100% current rated
- Single or Three Phase
- 2, 3, or 4 Poles
- NEMA 1 or 3R
- Open and Inphase or Open with Delayed Transition
- ETL Listed to UL 1008
- High Withstand and Closing Ratings



Image used for illustration purposes only

Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.



cETL Listed



NFPA 70, 99, 110



NEC 700, 701, 702, 708

Description

Generac's contactor type transfer switches are double-throw robust switch construction with inherent interlocks to ensure safe positive transfer between power sources. The contacts are silver composite for long life, resisting pitting or burning. The switches are rated for full load transfers in mission critical, emergency, legally required, and optional power systems.

The microprocessor based controller provides the customers with the flexibility to program a comprehensive group of set points to match the application needs. The controller has two programmable inputs and one programmable output as standard and is available with an optional expansion board for up to four programmable inputs and outputs. The LCD displays real time and historical information with time-stamped events. The integrated plant exerciser can be configured in off, daily, day of week, biweekly, and monthly intervals with user selectable run time. Standard features of the controller include three phase sensing on both sources, phase unbalance, phase reversal, load shed, emergency inhibit, and communications.

TX301 Series Transfer Switch

600 Amps

Service Entrance Rated · Contactor Type · Open and Delayed Transition

STANDARD FEATURES

GENERAL

- Small Footprint, Results in Easy Mounting and Installation for Reduced Time and Costs
- Wall Mount
- Cable Entry is Top or Bottom
- Double-throw, stored energy transfer mechanism
- Can be electrically isolated while energized
- Graphical LCD-Based Display for Programming, System Diagnostics, and Help Menu Display Mimic
- Diagram with Source Available and Connected LED Indicator
- Method of Transfer: Open with Inphase Transition
- Mechanically Interlocked to Prevent Connection of Both Sources
- Modbus® RTU Communications
- TXC 100 Controller
- Operating Temperature: -4° to 158°F (-20° to 70°C)
- Removable Bottom Plates for Ease of Entry
- Voltage Agnostic*
- High Withstand and Closing Ratings
- Heater Kit Standard on all 3R Enclosures
- Auxiliary Output Includes: Two Wire Start, Signal Before Transfer, Fault, and a Programmable Relay Output
- Auxiliary Input Includes: Permissive Inputs (24VDC)
- General Alarm Indication
- 2 Year Standard Warranty

VOLTAGE AND FREQUENCY SENSING

- Three Phase Under and Over Voltage Sensing on Normal and Emergency Sources
- Under and Over Frequency Sensing on Normal and Emergency
- Selectable Settings: Single or Three Phase Voltage
- Sensing on Normal and Emergency 60 Hz
- Phase Sequence Sensing for Phase Sensitive Loads

START CIRCUIT

- 2-wire Start
- 3-wire Start from C Contact for Circuit Monitoring

DIGITAL OUTPUTS

- Switch Position Indication (2 Form C)
- Signal Before Transfer (Elevator)
- General Alarm

DIGITAL INPUTS

- Emergency Inhibit (Permissive & Load Shed)
- Go to Emergency
- Manual Generator Retransfer

CONTROLS

- Front Programmable Control Reduces PPE Needs and Arc Flash Hazard
- Built in Battery Backup – Increases Switch Reliability and Reduces Switch Transition Time to Alternate Source
- Battery Backup Able to Power the Controller for up to 60 Minutes in the Event of No Source Availability
- Generator Battery Backup for Controller
- Accessible USB Port for Easy Data Downloads, Firmware Updates without Requiring PPE, Reducing the Risk of Arc Flash
- All Amp Nodes Offered with Delayed Transition
- Heater Programmable through Control for Desired Temperature and Humidity Settings
- Front Accessible Customer Connections
- Time-Stamped Event History Log
- Programmable Exerciser – Daily, Weekly, Biweekly, Monthly

* 480 V 3-Wire Systems and all 600 V systems must be specified at time of ordering for Transformer Kit to be included

AVAILABLE OPTIONS

- Time Delay in Neutral Transition (TDN) or Inphase with a Default to Time Delay in Neutral Transfer
- Remote Annunciator
- Chicago Code Kit
- 3R Padlockable Cover for Controller (Standard on 3R Enclosure)
- CTs for Integrated Metering
- Heater Option for Temperature and Humidity Control (Standard on 3R Enclosure)
- Expandable Input/Output Board Module Includes: 4 Relay Outputs and 4 Optically Isolated Inputs
- 2 Year Extended Limited Warranty
- 5 Year Basic Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

Engineered Options

- Transient Voltage Surge Suppressor (TVSS)
- Manual Generator Retransfer Switch
- Go to Emergency Switch

Conversion Kits

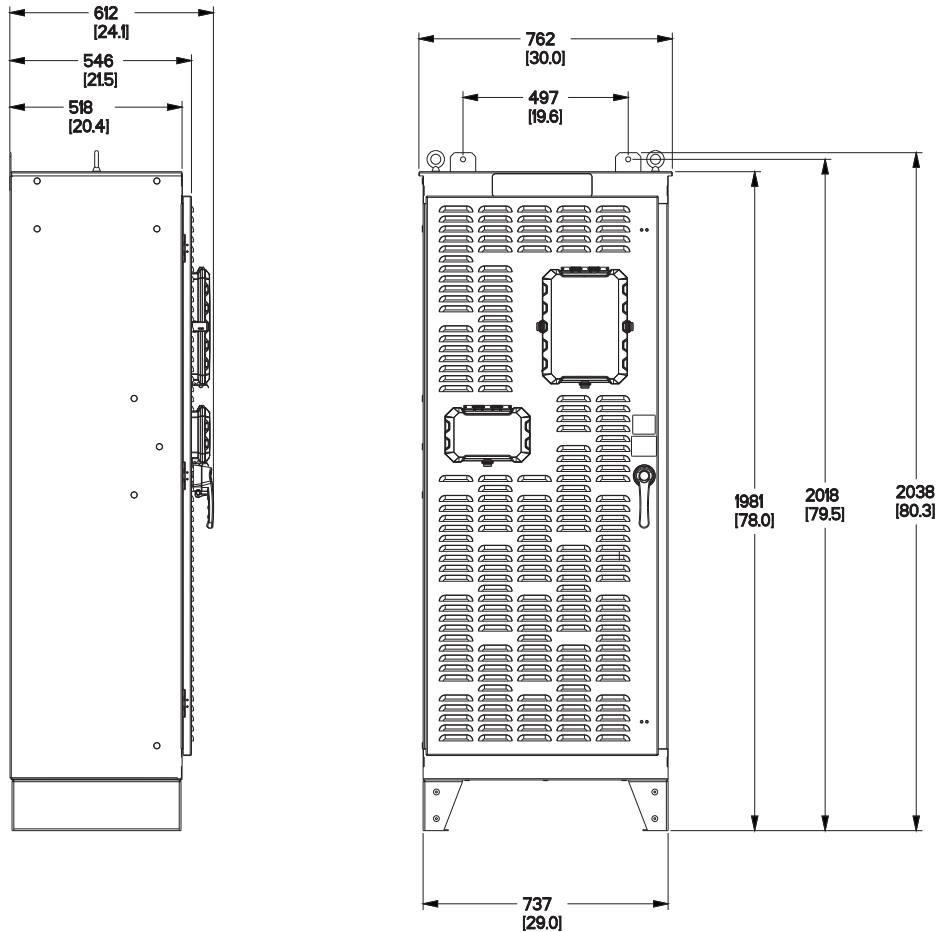
- 480 V Transformer Kit for 3-Wire Systems
- 600 V Transformer Kit

TX301 Series Transfer Switch

600 Amps

Service Entrance Rated · Contactor Type · Open and Delayed Transition

UNIT DIMENSIONS*



Service Entrance Rated, Contactor Type, Open and Delayed Transition, 600 A

Description	Cu/Al								lbs (kg)
	Normal 75 °C Wire	Normal Wire Lug Torque lb/in (Nm)	Standby/ Load Source 75 °C Wire	Standby/Load Wire Lug Torque lb/in (Nm)	Neutral Connection	Neutral Wire Lug Torque lb/in (Nm)	Ground Connection	Ground Wire Lug Torque lb/in (Nm)	
600A SER NEMA 1	(2) 600 - 2/0	450 (50.8)	(2) 750 - 2	620 (70)	(8) 350 - 6	275 (31.1)	(4) 350 - 6	275 (31.1)	465 (211)
600A SER NEMA 3R	(2) 600 - 2/0	450 (50.8)	(2) 750 - 2	620 (70)	(8) 350 - 6	275 (31.1)	(4) 350 - 6	275 (31.1)	467 (212)

UL 1008 Withstand and Closing Ratings

Ampere Rating	Service Entrance (kA)	Fuse Rating (kA, Max Fusing Rating, Class)
600	100	200 kA, 1600A, L

* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

From: brett.harris@forian.com,

To: ritacastucci@aol.com,

Subject: Biotrack Quote and Resources

Date: Wed, Aug 10, 2022 5:16 pm

Attachments: BioTrack Proposal (2).pdf (175K)

Rita and Southend Harvest Team,

Thanks for taking some time to chat earlier today. I have added the quote and hardware link to this email for your reference. I will be sending another email to introduce you to our trusted hardware vendor, Jay. I have also sent an order form for the letter of intent and support documentation for your application through Right Signature.

[Biotrack Approved Hardware](#)

--

Brett Harris
Sales Development Specialist
720.221.3155



BioTrack Proposal for Southend Harvest House

August 8, 2022

BioTrack Universal Features:

- All-in-one cannabis tracking solution
- True hardware Integration
- Local or Cloud Server Options
- SOC 1 and 2 Compliant
- Government State System Integration (METRC, BioTrack, etc.)
- Industry-Leading Security Standards
- Data-driven marketing tools & business insights
- Non-repeatable barcode algorithm - ensure compliance with automatic 16-digit barcodes
- 10+ years of cannabis industry experience
- Pin Code/Biometric fingerprint permission system

Cultivation Main Aspects:

- Design custom plant tags
- Easy-to-use Cultivation Grid and list view mode - design and customize for your operation
- Create Virtual Rooms, Tables, Groups, Link Clones to Mothers
- Monitor Nutrient Addition, Phase Changes, Wet and Dry Harvests/Trimming, Plant Audits
- Custom Harvest Options- (Select one or multiple Bi-products, multiple collection points, batch later)
- Strain notes - monitor genealogy, potency and design workflows around your S.O.P's
- Automate Harvests using Scale Integration
- Reports and Analytics – Mother/Clone Reports, Yields, Forensics, Yield Forecasting, Strain Ranking, etc

Inventory/Processing Tools:

- Easy inventory tracking - monitor thousands of products through a single interface
- Created unlimited inventory rooms based on SOPs and workflows
- Expiring Inventory Reports - know what is due to expire and establish markdown or discount plans for liquidation
- Vendor Profiles - Manage Vendor information including address, licenses info, notes, documentation, etc
- Invoice, purchase orders, and delivery manifest creation
- Track top vendors and top selling wholesale products
- Comprehensive Labeling Tool - customizable labeling tool based on variables, imagines, test results etc.
- Inventory Auditing- perform audits on your entire inventory to reconcile numbers down to the exact milligram
- Conversion Tracking - Convert products into single or multiple by-products, while maintaining a complete chain of custody, logging cost per gram calculations and product notifications and recalls.
- Automated Data Entry - Eliminate data entry and human error with integrated hardware that populates metrics right on your screen. Weigh directly into the computer, scan patient ID and populate customer profiles, with a single action.
- 160 Pre-built reports

Dispensary Point-of-Sale Main Aspects:

- Easy-to-use Interface - Intuitive, fast, easy POS navigation
- Automated Data Entry - Eliminate data entry and human error with integrated hardware that populates metrics right on your screen. Weigh directly into the computer, scan patient ID and populate customer profiles, with a single action.
- Customer Profiles - Create individual customer profiles to help treat all of your customers like regulars. Keep track of special preferences, medical conditions, membership tiers, purchase history, rewards points and more.
- Discounts & Loyalty Programs - Setup discounts based on date, time, product, brand and more. Reward the loyal customers with our exclusive loyalty points program
- Supports both Medical Patients and Recreational customers
- 160 Pre-built reports

What is Cannabis Seed to Sale Software?

Seed to sale software is specialized inventory management software that tracks legal cannabis plants from their early life cycle until the final sale to the end consumer. You can think of it like an easy seed to sale crm that offers marijuana cultivators, processors, and dispensaries easy sale tracking, integrated APIs and effortless record keeping from a centralized point. Seed to sale tracking is important throughout the supply chain to help prevent diversion, assist in product recalls and provide regulators with a clear understanding of the industry. The best seed to sale software on the market does this and so much more. BioTrack's marijuana seed to sale software will not only help you run a compliant business, but also gives you the tools you need to save time and scale your business.

The BioTrack seed to sale marijuana tracking software was specifically designed for the cannabis industry. The inventory management system will help licensed marijuana businesses as well as states to keep track of inventory throughout the supply chain and help to ensure products are safe well before they reach the general public. This helps both licensed businesses and industries grow to reach their full potential.

Just because BioTrack has been in the industry for over 10 years does not mean that we are resting on our laurels. In 2020 alone, we added multiple new features to the platform to help manage operation, provide enhanced tools and control cost along with multiple new integrations with the goal of helping companies with compliant growth from top to bottom.

Our best in class seed-to-sale software helps clients meet and stay ahead of ever-changing regulatory compliance with the assistance of our dedicated government affairs team, and our dedicated support team makes the operation of your cannabis business their top priority.

With the germination of each cannabis seed, sale of a safe, top-quality product to the end consumer is the primary goal. By using BioTrack's seed to sale software and point of sale system both business owners and government regulators can ensure a safe and compliant cannabis industry for years to come.

COMPLIANCE KEY FEATURES

We make sure you stay compliant, so you can focus on cultivating our industry's future.

Seed-to-Sale Tracking Solution

Our extensive enterprise cannabis seed to sale cultivation software platform helps licensed operators in any legal market to remain compliant in 2020 and beyond while helping to identify key data points across the supply chain to streamline and optimize inventory management and improve operations at each phase of the operation; cultivation, processing, destruction and waste, transportation and distribution, lab testing and dispensing. Ultimately providing you with a management software that can cut costs, increase production and ensure high quality products for the industry.

- Automatically Report Required Data to State System's
- Custom Compliance-Focused Reporting
- Track Waste, Destruction and Account for Conversion and Moisture Losses
- Unique 16 Character Alphanumeric Tags
- Transport Manifests With All Necessary Information
- Real-Time Product Recalls
- Compliant Labels Customized with Your Business Logo, Name, and Much More
- Industry-Leading [Security](#) Standards
- 24/7 Access to Real-Time Data, Analytics and Reports
- Metric Integration



BIOTRACK AND SECURITY

Why is security important in the cannabis industry?

Maintaining complete privacy and anonymity to our client's customers and to our medical patients is our highest priority. It's because of this that we aim to achieve the highest possible security standards available for all of our systems, both government, and commercial. Data security is of the utmost importance and that's why with BioTrack, you own your data, nobody else.

Commercial BioTrack Software Security

How does BioTrack currently store data?

Some of the features that are offered on BioTrack's Core system are as follow:

Two-Factor Authentication

In addition to entering a user's email address, Universal Business Identifier (UBI), and password, users can also implement a one-time use passcode required for a user to login. This feature, which updates every time a user logs in, adds another level of protection for business owner's and their customers by mitigating the compromise of unwanted access.

Password Encryption

BioTrack employs bcrypt, which is the strongest password encryption type currently available.

Inactivity

By timing sessions for each individual user, BioTrack logs inactivity and cues an automatic logoff after remaining inactive for a certain amount of time, allowing for further protection of private data and eliminating data breaches due to oversights.

SSL Certs

We utilize the latest Secure Socket Layer (SSL) encryption technology available to protect the privacy of businesses and customer's data.

Database Encryptions

Our Database connections are encrypted with standard authentication and the same SSL encryption technology mentioned previously. At no point in the network path will data be unencrypted.

User Permissions

Create granular user permission settings to minimize the opportunity for error and keep a close eye on who has access to what.

Access Logs

Enjoy comprehensive access logs detailing date, time, and user, for every single action performed in your BioTrack system.

Paul Ashworth

From: Hartford Planning Division
Sent: Thursday, August 11, 2022 4:39 PM
To: Carl Williams; ritacastrucci@aol.com
Cc: Paul Ashworth
Subject: RE: 722 Wethersfield Ave.

Hello Carl,

Received, thank you for your input.

Best,

Paige Berschet
Administrative Assistant
City of Hartford - Department of Development Services
Planning & Zoning Division
she/her/hers
260 Constitution Plaza, 1st Floor
oneplan@hartford.gov
Desk: 860-757-9029

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Please be advised that unless it is expressly stated, this correspondence does not constitute a zoning permit, certificate of zoning compliance, certification of a legal nonconforming use, or other approval within the Division's jurisdiction. If a permit or approval is desired, an application, application fee, and all required supporting documentation must be submitted to the Zoning Administrator in accordance with the Hartford Zoning Regulations. Please visit www.hartfordct.gov/dds and click on "Our Services" to begin the application process.

From: Carl Williams <cabwill2020@outlook.com>
Sent: Thursday, August 11, 2022 4:37 PM
To: Hartford Planning Division <oneplan@hartford.gov>; ritacastrucci@aol.com
Subject: 722 Wethersfield Ave.

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Planning and Zoning Commission
R.E. 722 Wethersfield Ave.
. COMM - 2022 - 0660

The South End N.R.Z. chair met with Rita Castrucci and reviewed the Site as well.

The Site, is in an isolated area, not next to any residential. Fencing is all around the Site as well as other security measures.

Chairperson Williams then discussed this with all South End N.R.Z. members. A majority of members agreed that this is a legal business venture and not a Site for sales, but for production.

The South End N.R.Z. supports this business venture, and wishes them the best of luck.

Sincerely,

Carl A. Williams
South End N.R.Z. Chair



State of Connecticut
HOUSE OF REPRESENTATIVES

STATE CAPITOL
HARTFORD, CONNECTICUT 06106-1591

REPRESENTATIVE EDWIN VARGAS
SIXTH ASSEMBLY DISTRICT

LEGISLATIVE OFFICE BUILDING
ROOM 4046
CAPITOL: (860) 240-8585
TOLL FREE: (800) 842-8267
FAX: (860) 240-0206
E-MAIL: Edwin.Vargas@cga.ct.gov

DEPUTY SPEAKER

MEMBER
EXECUTIVE & LEGISLATIVE NOMINATIONS COMMITTEE
LABOR & PUBLIC EMPLOYEES COMMITTEE
AGING COMMITTEE

August 3, 2022

Dear Planning & Zoning Members,

I am writing to register my support of Southend Harvest House, LLC., a cannabis micro-cultivator located at 722 Wethersfield Avenue, Hartford. This business has a Latino social equity owner who is a Hartford resident and has 65% operational control, while the remaining 35% is owned by a woman.

I would appreciate it if this location were granted the necessary permit. Please feel free to contact me if you have any questions that I can answer for you. My cell phone number is 860-930-6359.

Thank you for your time and consideration.

Sincerely yours,

A handwritten signature in blue ink that reads "Edwin Vargas".

Edwin Vargas
Deputy Speaker
Connecticut State Representative
6th Assembly District

SERVING HARTFORD

Court of Common Council



CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103

Maly D. Rosado, Council President
Thomas J. Clarke II, Majority Leader
Marilyn E. Rossetti, Assistant Majority Leader
John Q. Gale, Councilman

Tiana Hercules, Councilwoman
Nick Lebron, Councilman
Joshua Michtom, Councilman
James Sánchez, Councilman
Shirley Surgeon, Councilwoman

Noel F. McGregor, Jr, Town and City Clerk

Hartford Planning & Zoning Commission
Department of Development Services
260 Constitution Plaza, 1st Floor
Hartford, CT 06103

RE: 722 Wethersfield Ave, Hartford, CT 06106
Special Permit for Cannabis Micro-Cultivation Approval of Use

August 4th, 2022

Dear Commissioners,

Before the commission is an application requesting a Special Permit for Cannabis Micro-Cultivation at 722 Wethersfield Avenue. I am writing this letter in support of the proposed application and project being put forward by Southend Harvest House LLC.

This application seeks to take a currently unoccupied warehouse and create economic opportunity through the creation of a new business in the emerging micro-cultivation industry. This facility will not only create economic revenue through job creation, and property tax, but moves Hartford towards being a leader in the cannabis micro-cultivation field. As an elected official in the city of Hartford, I attest to the long history the applicant has had as a Hartford business owner and their commitment to being community partners in the neighborhood.

The application before the commission demonstrates the cognizance for the surrounding community, with limited impact on traffic flow, additional safety precautions, and the inclusion of an air filtration system in order to meet state and local requirements. This proposal is good for the city of Hartford and I stand in support.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Maly Rosado".

Council President Maly Rosado

Court of Common Council

CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103



**The Office of
Councilman James B. Sanchez**

Maly D. Rosado, Council President
Thomas J. Clarke II, Majority Leader
Marilyn E. Rossetti, Assistant Majority Leader
John Q. Gale, Councilman
Shirley Surgeon, Councilwoman

Tiana Hercules, Councilwoman
Nick Lebrón, Councilman
Joshua Michtom, Councilman
James Sánchez, Councilman

Aug 4th, 2022

To Whom it may concern,

I am writing to express my support for the application for a proposed micro-cultivator business at 722 Wethersfield Avenue, Hartford, CT. I believe that the proposed location is perfect for this type of business. The facility is located in an enclosed secured area that is not visible from the street. There will be no proposed heavy traffic nor pedestrian foot traffic due to the facility not accessible to the public at any time.

The applicant and her team demonstrate the knowledge and expertise needed to run this type of business. They also have had an extensive tenure and are vested in the city of Hartford having their existing commercial business for over 30 years at this location and having lived in the south end part of the city for many years.

They have a passion and love for the city of Hartford and want to do their part to see it revitalized. With that in mind the proposed micro-cultivator business will generate full-time and part-time employment and will utilize a space that has been vacant for some time.

As Councilman for the city of Hartford, I am a voice for the needs of the community and the feedback they provide. As co-chair of the Quality of Life and Public Safety Committee, safety for the visitor, residents and business owners in the area is one of many of my priorities. I have visited the site and seen the proposed plan for the micro-cultivator, it is a very comprehensive and well thought out plan especially the levels of security for the proposed location.

Please consider this Special Permit Application favorably to approve the micro-cultivator license as it will enhance the support of local businesses and stimulate the much-needed economic growth in the city.

For more information, feel free to inquire anytime by email at James.Sanchez@hartford.gov or contact my office at (860) 757-9676.

Sincerely,

A handwritten signature in cursive script that reads "James B. Sanchez".

James Sánchez, Councilman

Paul Ashworth

From: Donna Swarr <donnaswarr@gmail.com>
Sent: Thursday, September 8, 2022 8:37 AM
To: Paul Ashworth
Cc: Rep. Concepcion, Julio
Subject: RE: 722 Wethersfield Ave, Sept 13 P&Z meeting agenda
Attachments: 722wethersfield_application&documents_combined (2).pdf

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I am in favor of the business but not in favor of the exterior look of the building. Barbed wire is completely unnecessary and will negatively impact the look along Wethersfield Ave. Although it is zoned for business, thousands of people live in the neighborhood across the street, school children will have to walk it by every day to school. The exterior of the building should be attractive. I walk by there almost weekly to CVS and other stores or to have a walk up to Goodwin Park. This is unacceptable for those living in the area.

Donna Swarr
8 Shultas Pl, Hartford, CT 06114

- 12 foot fence with electric and coded gate with *barb wire on top*.