

DDS- Planning & Zoning: Plan Review Application



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

Application Type

Check all that apply: **Special Permit**

Property Information

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

Zoning District: **CX-1**

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

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

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

Email:

Applicant

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

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

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

Phone:

Email:

Primary Point of Contact

Name:	Evan J. Seeman (as authorized agent for the Applicant)
Phone:	860-275-8247
Email	eseeman@rc.com

Project Narrative

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

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

Zoning Map Change Application

Proposed Zone:

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

Reason for this request:

Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

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

Variance Application

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

Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

Lot Combination Application

Addresses of lots to be combined

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

Liquor Permit Application

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

Sign Permit Application

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

Maximum extension from building line:

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

Maximum extension from the Street line

3. Is the sign luminated?

4. Engineer Name (if any):

Phone:

Address:

5. Minimum distance from lowest point to the sidewalk:

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

7. Distance from the nearest outdoor sign:

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

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

Description of work (upload additional files if necessary)

Upload any supporting materials below.

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

Signatures

Signature of Applicant



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

Printed Name of Applicant:

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

Date:

08/05/2022

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

Letter of Authorization from Property Owner

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

Date:

08/05/2022

Attachment 4

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

July 18, 2022

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

Subject: Letter of Authorization for Special Zoning Permit

To Whom It May Concern:

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

Sincerely,

121 WAWARME INVESTMENT PARTNERS LLC

By: HMC 121 Wawarme Investors LLC, Its Manager

By:


Barry Lefkowitz
A Manager

August 2, 2022

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

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

Dear Sir/Madam:

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

River Growers CT LLC

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

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

VIA ONLINE SUBMISSION & ELECTRONIC MAIL

August 5, 2022

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

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

Dear Chair Utick and Members of the Commission:

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

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

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

25413237-v3

Robinson+Cole

City of Hartford Planning & Zoning Commission

August 5, 2022

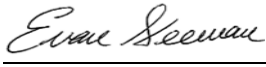
Page 2

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

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

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

Respectfully submitted,
River Growers CT LLC

By: 

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

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



City of Hartford
Department of Development Services
Planning Division

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

PLANNING AND ZONING APPLICATION

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Zoning Appeal | <input type="checkbox"/> Approval of Location | <input type="checkbox"/> Historic Review |
| <input type="checkbox"/> Zoning Permit: Signage/ Use/Accessory | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Lot Combination |
| <input type="checkbox"/> Site Plan | | <input type="checkbox"/> Liquor Permit |
| <input type="checkbox"/> Subdivision/Lot Line Revision | <input type="checkbox"/> Zoning Map Change | <input checked="" type="checkbox"/> Special Permit |

Receiving Federal Funds:

☐ Yes ☐ No

☐ Demo ☐ Add. ☐ Repair

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

1. PROPERTY INFORMATION

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

2. APPLICANT

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

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

3. PRIMARY POINT OF CONTACT:

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

4. PROJECT NARRATIVE

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

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

A. COMPLETE IF APPLYING FOR ZONING MAP CHANGE:

Proposed Zone: N/A

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

N/A

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

N/A

Reason for this request: N/A

B. COMPLETE IF APPLYING FOR ZONING APPEAL:

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

Permit or Violation number: N/A

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

N/A

C. COMPLETE IF APPLYING FOR ZONING VARIANCE:

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

N/A

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

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

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

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

Lot Combination:

Address of lots to be combined N/A

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

Map N/A Block _____ Lot _____

Map N/A Block _____ Lot _____

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

E. COMPLETE IF APPLYING FOR HISTORIC REVIEW

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

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

Proposed work includes: (Check all that apply)

<input type="checkbox"/> Repairs	<input type="checkbox"/> Addition	<input type="checkbox"/> New construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other (specify)
----------------------------------	-----------------------------------	---	-------------------------------------	--

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

N/A

Current materials being repaired/ replaced:

N/A

Materials/products being used in work: N/A

F. COMPLETE IF APPLYING FOR A SIGN PERMIT

1. Is this sign proposed outside of the Building line? ☐ Yes ☐ No

Maximum extension from the Building line: _____ ft. _____ in.

2. Is this sign proposed outside of the Street line? ☐ Yes ☐ No

Maximum extension from the Street line: _____ ft. _____ in.

3. Is this sign illuminated? ☐ Yes ☐ No

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

Address: _____

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

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

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

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

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

Description of work (attach additional pages if necessary):

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

5. SIGNATURE(S)

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

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

Applicant Signature: _____ Date: 8/5/2022

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

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

Printed Name of Property Owner: _____



Social Equity Council

River Growers CT LLC

Leland O'Connor
175 Rumford Street
Waterbury, CT 06704

License Type: Cultivator
Business Type: LLC

Application Number: 0000038

Dear Social Equity Applicant,

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

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

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

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

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

Sincerely,

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

Ginne-Rae Clay
Executive Director

cc: Social Equity Council
Department of Consumer Protection

Attachment 3

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

Application Narrative

This Narrative is in support of the Application for a Special Permit submitted by River Growers CT LLC (“River Growers”). River Growers is a “social equity applicant” as defined under Public Act 21-1, and as determined by the State of Connecticut Social Equity Council. River Growers proposes operating a cannabis cultivator and product manufacturer at the 121 Wawarme Avenue/132 E. Elliot Street (Parcel ID 273-582-017) (“Site”) in the City of Hartford, Connecticut (“City”). River Growers submits this application for a Special Permit pursuant to Sections 3.2.1 and 3.3.10 of the City’s Zoning Regulations (“Code”). Prior to submitting this Application, River Growers attended a preapplication meeting with Aimee Chambers, AICP, the City’s Director of Planning to discuss the proposed operation and application submission requirements.¹ Following that meeting, River Growers has revised its project plans and materials and is pleased to present them to the Planning & Zoning Commission.

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

Overview of the Site

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

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

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

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

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

Proposed Operations

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

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

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

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

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

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

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

The employee count on site will be 30-40 at any given time. Employee traffic will be directed to Ledyard Street in order to minimize impact on the main roadways (Wawarme Avenue and E. Elliot Street). It is anticipated that shipping and receiving serving the operation will utilize commercial trucks no larger than 26 feet in length with a height of approximately 8-10 feet, similar to a large U-Haul rental truck. Any vendor intending to deliver utilizing a vehicle larger than this will be required to notify River Growers in advance to ensure that proper steps are taken to minimize any traffic and/or community impacts. Truck deliveries to and from the facility will occur at random times daily with consideration to the peak hours of community traffic. Pick up of finished products from the Site is expected at least twice per week. Receipt of shipments to the facility, which are anticipated to be no more than 2 deliveries per day, will occur as the needs of the operation require during weekdays, also with consideration to the peak hours of community traffic. No incoming or outgoing shipments will occur on the weekends.

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

Special Permit Review Criteria

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

Harmony with the Plan of Conservation and Development

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

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

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

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

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

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

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

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

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

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

³ Code Figure 2.2-A (Table of Districts)

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

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

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

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

Conclusion

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

⁴ Code Section 7.1.2.A.

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

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

July 18, 2022

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

Subject: Letter of Authorization for Special Zoning Permit

To Whom It May Concern:

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

Sincerely,

121 WAWARME INVESTMENT PARTNERS LLC

By: HMC 121 Wawarme Investors LLC, Its Manager

By: 
Barry Lefkowitz
A Manager

August 2, 2022

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

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

Dear Sir/Madam:

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

River Growers CT LLC

Leland O'Connor

Leland O'Connor
Member, River Growers CT LLC

RIVER GROWERS CT, LLC

TRAFFIC IMPACT PLAN

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

Operational Overview:

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

Entrance / Exit Access:

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

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

Facility Employment Traffic Impact:

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

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

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

Shipping and Receiving Traffic Impact:

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

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

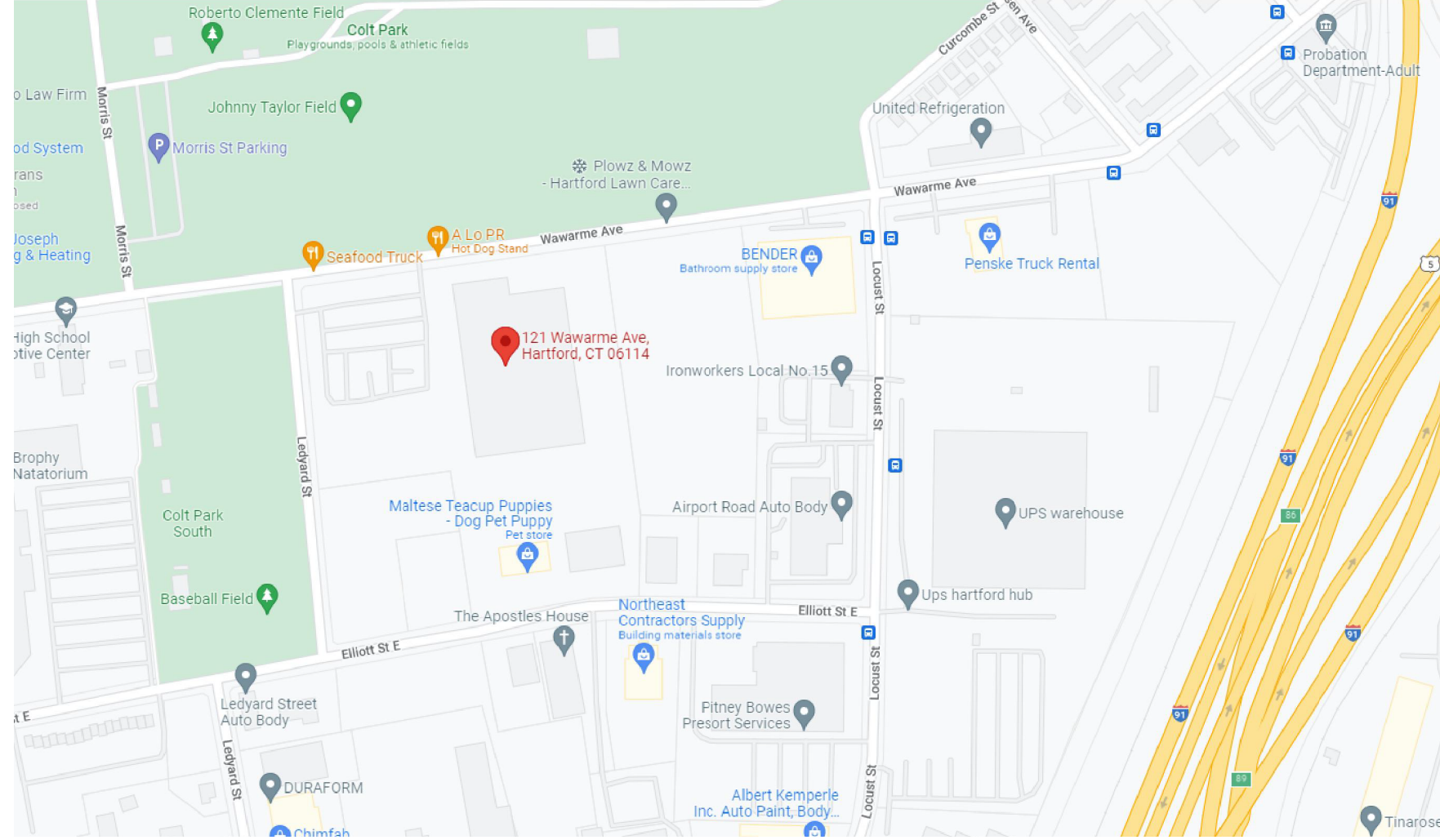
For shipping and receiving, River Growers anticipates utilizing commercial trucks that are no larger than 26 feet in length, with a height of approximately 8-10 feet, which is similar to a large U-Haul rental truck. Any vendor that wishes to any vehicle larger in size will be required to notify River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

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

Transportation Study:

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

VICINITY MAP



PROJECT SUMMARY	
-----------------	--

RIVER GROWERS

PROJECT ADDRESS _____ 121 WAWARME AVE
HARTFORD, CT 06114

PROJECT SIZE _____ APROX. 150,000 SF

CONSTRUCTION TYPE _____ TYPE F2 LOW HAZARD
FULLY-SPRINKLERED; CENTRALLY MONITORED FIRE ALARM

PROJECT ADDRESS _____ 121 WAWARME AVE
HARTFORD, CT 06114

PROJECT SIZE _____ APROX. 150,000 SF

CONSTRUCTION TYPE _____ TYPE F2 LOW HAZARD
FULLY-SPRINKLERED; CENTRALLY MONITORED FIRE ALARM

SITE MAP



4425 E. AGAVE ROAD #136
PHOENIX, ARIZONA 85044
TEL: 480.219.5247
ARCHITECT OF RECORD
CODY BOWMAN
CONTACT: PHIL HARRIS
480.219.5247
PHIL@VITRUVIANDESIGN.NET

RIVER GR
121 WAWARME AVE
HARTFORD, CT 06114

ISSUE DATES	

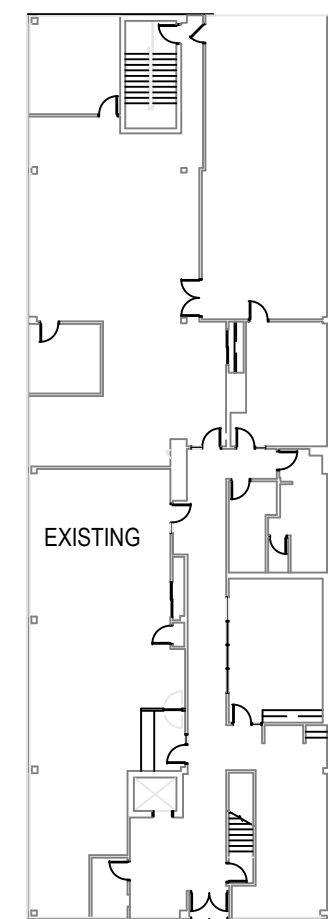
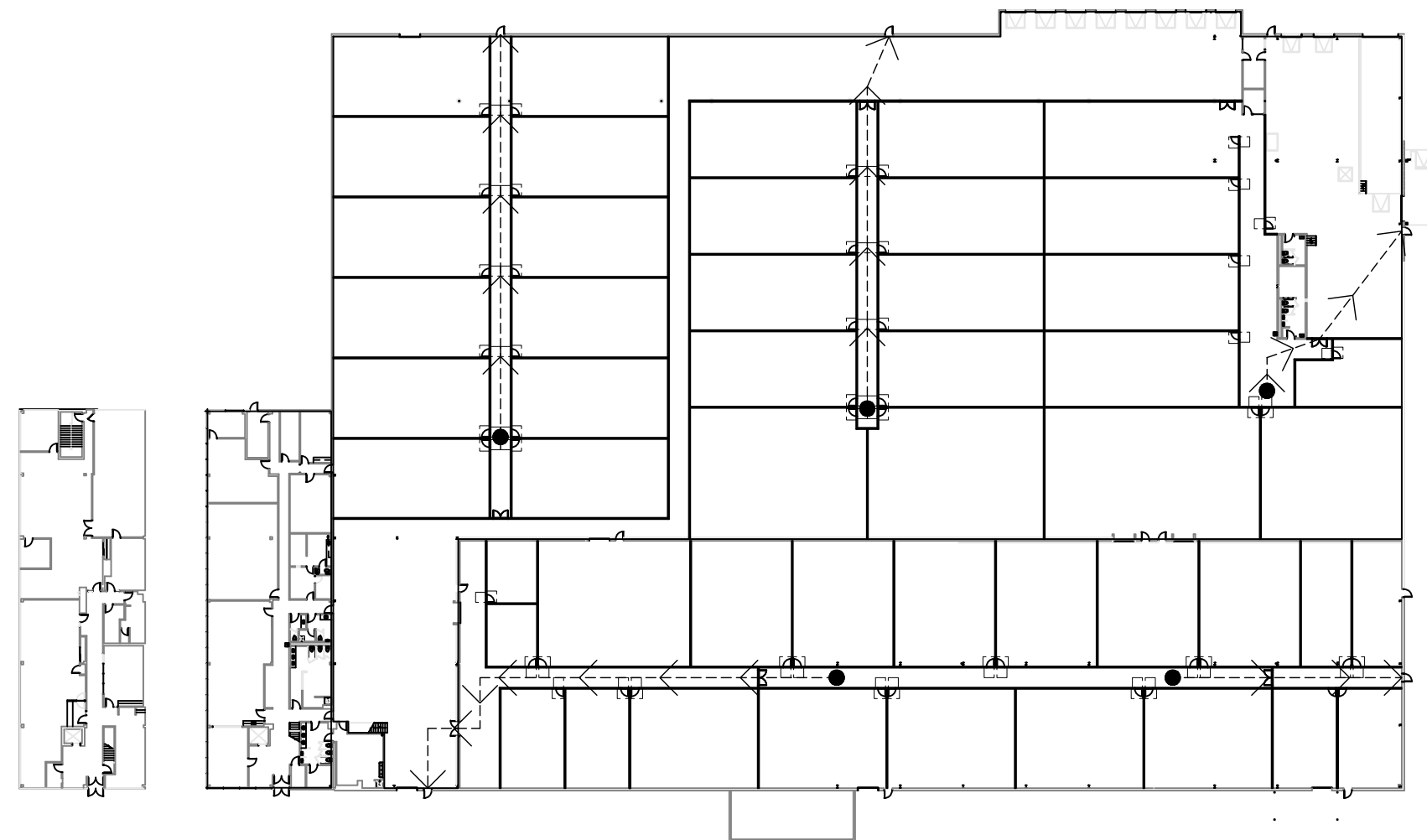
REVISIONS	
	DESCRIPTION

JOB NUMBER	
PURCH PROJECT #	
DRAWN BY	CHECKED BY
JS	PH

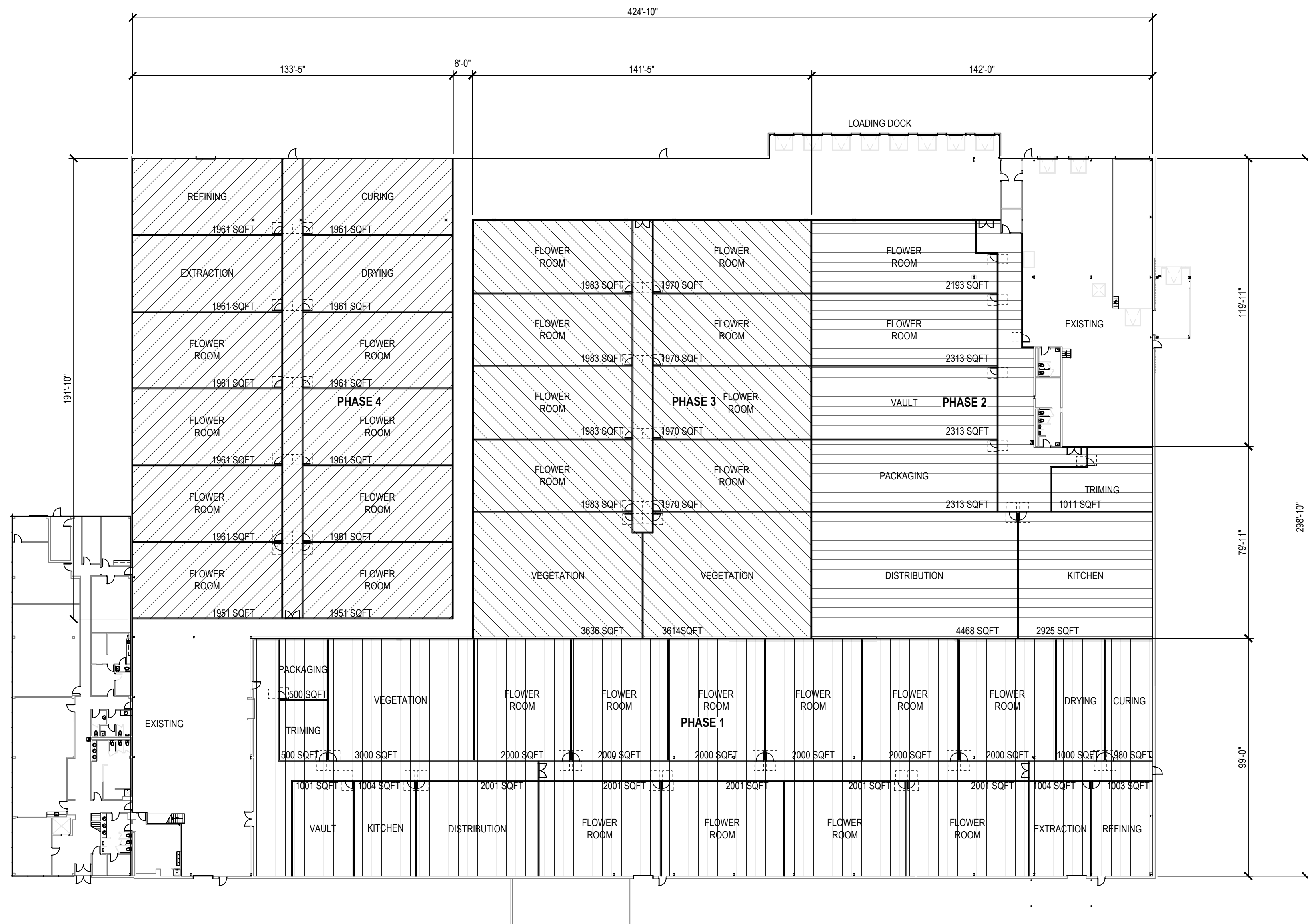
FLOOR PLAN
FIRE LIFE SAFETY/
EGRESS

PROJECT NUMBER: _____

232



EXISTING 2ND FLOOR
TO BE UTILIZED AS OFFICE SPACE



RIVER GROWERS CT, LLC SECURITY PLAN

River Growers CT, LLC (the “Company”) prioritizes safe and secure operations. The measures which are described below demonstrate the Company’s commitment to the safe and secure operation of a cannabis cultivation and manufacturing facility.

LIGHTING

Existing lighting provided at building entrances, pedestrian pathways and parking areas provides safe and sufficient lighting of such areas. Further, entrances and exits will be illuminated from one hour prior to sunset until one hour after sunrise to allow for safe ingress and egress via electronic timer controls. This exterior lighting will help to deter nuisance criminal activity and facilitate round-the-clock surveillance by security guards on-site. It will also complement surveillance video footage during nighttime hours.

SECURITY, SURVEILLANCE, AND GUARDS

The facility and site already contain security surveillance and alarm systems. River Growers will add more security cameras to be installed by a licensed, third-party security company that will also provide continuous monitoring of the premises. All security cameras will be high-resolution and will be strategically placed throughout the premises and building. This system will cover and record the interior and exterior of the facility including all entrances/exits, exterior windows and walls, roof and roof hatches, cannabis storage areas, and the perimeter of the facility. The security system will be continuously monitored 24 hours a day, seven days a week, from a central monitoring station. If requested, local and state authorities will be provided with remote access for viewing the surveillance system recordings as needed.

There will generally be three security guards on duty at any one time. They will monitor the facility from the interior using the surveillance system. One security guard will patrol the exterior of the facility by automobile and will be on-premise 24 hours a day, 7 days a week, 365 days a year.

The Company will provide local and state law enforcement and neighbors within 1,000 feet of the facility with a contact list and phone numbers of the designated management to contact to report problems or suspicious activity at or near the facility. All such reports will be reviewed, recorded, filed, and addressed accordingly by the Company’s Director of Security.

IT INFRASTRUCTURE AND SERVERS

All IT support for the security and surveillance system will be provided by the third-party security company that installs the system. River Growers will protect sensitive information by using anti-virus, anti-malware and online security software to scan for cyber threats to ensure cybersecurity. Surveillance recordings will be maintained in a secure, locked, limited-access room on-site, and will be backed up on the Company’s internal encrypted cloud server. Authorized users will be required to utilize a camera log, which will show employee name, date, time, location of access, and reason for accessing recordings. River Growers will implement a backup system that activates immediately upon a loss of electric supply at the facility and that

immediately notifies law enforcement. Facility surveillance will have a backup power system to maintain normal video surveillance activity for up to 48 hours.

ACCESS – GATE AND BUILDING ENTRANCE CONTROLS

The facility has access from three driveway entrances. Each entrance will have live monitoring 24 hours a day, seven days a week, 365 days a year by security guards from inside the building using the security and surveillance system. The entrance driveways from Wawarme Avenue and Ledyard Street are currently gated and provide access to the building and surface parking lot. The entrance gate located on Ledyard Street will be used only for employee access via a keycard/pin code/badge system. The Wawarme Avenue entrance gate will serve as the visitor and vendor entrance with access controlled by the security guards stationed inside the building. The driveway access from East Elliot Street will serve as the shipping and receiving entrance, with security guards controlling access to the existing loading area of the 121 Wawarme Avenue building through the security and surveillance system.

Building access will be controlled with an access control system regulated by proximity-access keycards. Entry into each room will be logged and authenticated, with records maintained on the company's internal encrypted cloud server. Access Control Procedures will be managed by the security team, including the management of keycard/pin code/badge systems. Employee access information (keycards/pin codes/badges) will be changed in irregular intervals to mitigate risk of compromise, and all employee security information will be stored in a database and recorded for five years and will be constantly reviewed for compliance by the security team. Employees will also be required to keep their access information (keycards/pin code/badges) secure and are never to share this information with anyone else. In the event of an employee's access information being lost or stolen, the employee is required to immediately notify security.

INTERIOR ACCESS CONTROLS

The facility will have multiple zones that each have different security levels. Each zone will have different levels of protocol requirements for access.

Employees will be required to wear Company-issued, pocketless laboratory style uniforms. Uniforms may not be taken off-site and will be collected at the end of each day for professional uniform laundering. All personal items, including backpacks, handbags, purses, etc. must be left in the locker room during work hours and are subject to search while on company premises (including any employee vehicles). No employee is to ever be alone within the facility at any time. Employees will be required to follow the strict inventory control procedures any time they are involved with cannabis inventory and must enter all inventory movements within the seed-to-sale tracking systems.

FENCING

The facility will utilize the existing six-foot-tall, chain-link fence which spans the perimeter of most of the site. The fence will include motion activated live feed video monitors on perimeter poles, which will be installed with a 30+ foot setback on all four sides of the site. The Company carefully considered whether to modify the existing fence. At this time, the Company is not proposing any changes to the existing fence because (a) it believes that the existing fence is more than adequate for security purposes, and (b) it is sensitive to not making the site look uninviting.

Paul Ashworth

From: Schaut, Christopher <CSchaut@rc.com>
Sent: Friday, September 16, 2022 10:37 AM
To: Paul Ashworth; Hartford Planning Division
Cc: Seeman, Evan J.
Subject: FW: 121 Wawarme Avenue - Special Permit Application Referral

Hi Paul,

I assume that you will be receiving comment directly from the police department regarding the 121 Wawarme application, but forwarding the below in case you do not.

Thanks,

Christopher P. Schaut, AICP
Land Use Analyst

Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103
Direct 860.275.8311 | Fax 860.275.8299
cschaut@rc.com

Robinson+Cole
Embracing Change for Over 175 Years

Boston | Hartford | New York | Providence | Miami | Stamford
Los Angeles | Wilmington | Philadelphia | Albany | www.rc.com

From: Reynolds, Michael <REYNM002@hartford.gov>
Sent: Thursday, September 15, 2022 6:55 PM
To: Schaut, Christopher <CSchaut@rc.com>; Laureano, Gabriel <laurg001@hartford.gov>
Cc: Seeman, Evan J. <ESeeman@rc.com>; Mauro, Joseph <MAURJ001@hartford.gov>
Subject: RE: 121 Wawarme Avenue - Special Permit Application Referral

Hi Christopher,

I did thank you. I just wanted a chance to read it before responding.

Your security plan seems thorough and well thought out.

It was addressed in the report, but I would seriously consider upgrading the perimeter fencing at some point in the future.

Other than that, the security plan answered a lot of questions.

Just monitor and adjust as you see fit. Security is a constant process.

If you have any issues, please do not hesitate to contact me.

Thanks,

Mike Reynolds



Lieutenant Michael Reynolds
Southeast District Commander
Hartford Police Department
253 High Street Hartford CT 06103
(860) 757-4214

UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE: This email, including any attachments, may contain highly sensitive and confidential information. It is intended only for the individual(s) named. If you received this email in error or from someone who was not authorized to send it to you, do not disseminate, copy or otherwise use this e-mail or its attachments. This email and any attached documents are for OFFICIAL USE ONLY and are not to be released to the general public or media. Please notify the sender immediately by reply email and delete the email from your system.

From: Schaut, Christopher <CSchaut@rc.com>
Sent: Wednesday, September 14, 2022 9:18 AM
To: Reynolds, Michael <REYNM002@hartford.gov>; Laureano, Gabriel <laurg001@hartford.gov>
Cc: Seeman, Evan J. <ESeeman@rc.com>; Mauro, Joseph <MAURJ001@hartford.gov>
Subject: FW: 121 Wawarme Avenue - Special Permit Application Referral

Good morning Lieutenant Reynolds,

Just following up to make sure you received the attached security plan and see if you have any questions or comments?

Thanks,

Christopher P. Schaut, AICP
Land Use Analyst

Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103
Direct 860.275.8311 | Fax 860.275.8299
cschaut@rc.com

Robinson+Cole
Embracing Change for Over 175 Years

Boston | Hartford | New York | Providence | Miami | Stamford
Los Angeles | Wilmington | Philadelphia | Albany | www.rc.com

From: Schaut, Christopher
Sent: Thursday, September 8, 2022 3:20 PM
To: Reynolds, Michael <REYNM002@hartford.gov>; Laureano, Gabriel <laurg001@hartford.gov>
Cc: Seeman, Evan J. <ESeeman@rc.com>; Mauro, Joseph <MAURJ001@hartford.gov>
Subject: RE: 121 Wawarme Avenue - Special Permit Application Referral

Good afternoon Lieutenant Reynolds,

Attached please find a security plan for the proposed cannabis establishment at 121 Wawarme Avenue. This should address your questions, but please let us know if you have any further questions or comments.

Thanks,

Christopher P. Schaut, AICP
Land Use Analyst

Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103
Direct 860.275.8311 | Fax 860.275.8299
cschaut@rc.com

Robinson+Cole
Embracing Change for Over 175 Years

Boston | Hartford | New York | Providence | Miami | Stamford
Los Angeles | Wilmington | Philadelphia | Albany | www.rc.com

From: Reynolds, Michael <REYNM002@hartford.gov>
Sent: Wednesday, August 24, 2022 8:47 AM
To: Laureano, Gabriel <laurg001@hartford.gov>; Schaut, Christopher <CSchaut@rc.com>
Cc: Seeman, Evan J. <ESeeman@rc.com>; Mauro, Joseph <MAURJ001@hartford.gov>
Subject: RE: 121 Wawarme Avenue - Special Permit Application Referral

Good morning Mr. Schaut:

The application appears to meet all the requirements for a cannabis cultivator and product manufacturer at 121 Wawarme Avenue, Hartford CT.

The only questions I have are related to your security plan. I would be interested in the plans for the following:

- Lighting
- 24 hours guards
- Security cameras
- HD recording
- IT infrastructure and servers
- Door access (key, card, key fob, etc.)
- Fencing (applications states existing fencing will remain), etc.

Thank you,

Mike Reynolds



Lieutenant Michael Reynolds
Southeast District Commander
Hartford Police Department
253 High Street Hartford CT 06103
(860) 757-4214

UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE: This email, including any attachments, may contain highly sensitive and confidential information. It is intended only for the individual(s) named. If you received this email in error or from someone who was not authorized to send it to you, do not disseminate, copy or otherwise use this e-mail or its attachments. This email and any attached documents are for OFFICIAL USE ONLY and are not to be released to the general public or media. Please notify the sender immediately by reply email and delete the email from your system.

From: Laureano, Gabriel <laurg001@hartford.gov>
Sent: Tuesday, August 23, 2022 8:02 AM
To: Schaut, Christopher <CSchaut@rc.com>
Cc: Seeman, Evan J. <ESeeman@rc.com>; Reynolds, Michael <REYNM002@hartford.gov>
Subject: Re: 121 Wawarme Avenue - Special Permit Application Referral

Hello sir,

I am sorry. I did receive it. I have swamped with multiple special events. Those have now passed, we will take a look at this today. I have copied the district commander as well.

All the best,

Captain Gabriel Laureano
Hartford Police Department
Community Services Bureau & Special Teams
(860)474-0298

On Aug 23, 2022, at 07:59, Schaut, Christopher <CSchaut@rc.com> wrote:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

Good morning Captain Gabriel Laureano,

Just wanted to confirm that you received my prior email below and attached application. Please let us know if you have any questions.

Thanks,

Christopher P. Schaut, AICP
Land Use Analyst

Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103
Direct 860.275.8311 | Fax 860.275.8299
cschaut@rc.com

Robinson+Cole
Embracing Change for Over 175 Years

Boston | Hartford | New York | Providence | Miami | Stamford
Los Angeles | Wilmington | Philadelphia | Albany | www.rc.com

From: Schaut, Christopher
Sent: Friday, August 12, 2022 3:08 PM
To: laurg001@hartford.gov
Cc: Seeman, Evan J. <ESeeman@rc.com>
Subject: 121 Wawarme Avenue - Special Permit Application Referral

Good afternoon Captain Gabriel Laureano,

Our firm recently submitted a special permit application on behalf of our client, River Growers CT, LLC. The proposed use is a cannabis cultivator and product manufacturer, which will take place within the existing building know as 121 Wawarme Avenue. The application is scheduled to be accepted by the Planning and Zoning Commission at its August 23, 2022 meeting and to be scheduled for a public hearing on September 27, 2022.

City planning staff recommended that we submit the attached application package to the City's police department for review and comment and provided your contact info. We would be pleased to discuss the project further with you at your convenience. Please let us know if you have any questions.

Thanks,

Christopher P. Schaut, AICP
Land Use Analyst

Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103
Direct 860.275.8311 | Fax 860.275.8299
cschaut@rc.com

Robinson+Cole
Embracing Change for Over 175 Years

Boston | Hartford | New York | Providence | Miami | Stamford
Los Angeles | Wilmington | Philadelphia | Albany | www.rc.com

This transmittal may be a confidential R+C attorney-client communication or may otherwise be privileged or confidential. If it is not clear that you are the intended recipient, you are hereby notified that you have received this transmittal in error; any review, dissemination, distribution, or copying of this transmittal is strictly prohibited. If you suspect that you have received this communication in error, please notify us immediately by telephone at 1-860-275-8200, or e-mail at it-admin@rc.com, and immediately delete this message and all its attachments.

Paul Ashworth

From: Seeman, Evan J. <ESeeman@rc.com>
Sent: Tuesday, September 13, 2022 9:28 PM
To: Paul Ashworth
Cc: Schaut, Christopher
Subject: FW: 121 Wawarme Avenue - Special Permit Application Referral

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

Hi Paul:

We reached out to the Frog Hollow NRZ as well to see if they wanted to meet with us. They declined at this time. Do you suggest adding this to the record so that the Planning & Zoning Commission is aware that we reached out?

Best,
Evan

Evan J. Seeman ([he/him/his](#))

Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103
Direct 860.275.8247 | Fax 860.275.8299
eseeman@rc.com | [Bio](#) | [V-Card](#)
Blog: www.RLUIPA-Defense.com

Robinson+Cole
Embracing Change for Over 175 Years

Boston | Hartford | New York | Providence | Miami | Stamford
Los Angeles | Wilmington | Philadelphia | Albany | www.rc.com

From: chair person <chair@fhnrz.com>
Sent: Tuesday, September 13, 2022 5:23 PM
To: Seeman, Evan J. <ESeeman@rc.com>
Subject: Re: 121 Wawarme Avenue - Special Permit Application Referral

Evan,

I just spoke with some of the other members and we don't think this needs to come before the Frog Hollow NRZ at this time.

Thanks, again, for reaching out.

Carey

On Wed, Sep 7, 2022 at 7:01 PM Seeman, Evan J. <ESeeman@rc.com> wrote:

Hi Chair Shea:

My name is Evan Seeman. I am a land use and zoning lawyer at Robinson & Cole in Hartford. I actually lived in Frog Hollow when I attended Trinity College.

I am writing to see if the Frog Hollow NRZ might be interested in reviewing a zoning application that I recently submitted on behalf of River Growers CT, LLC. The property is located at 121 Wawarme Avenue. The proposed use is a cannabis cultivator and product manufacturer, which will take place within the existing building. No retail sale of cannabis would occur on the property. Another feature of the proposal to highlight is that River Growers anticipates that 75% of its employees will be City residents. The application is scheduled for a public hearing before the Planning & Zoning Commission on September 27, 2022.

We have met with the MARG NRZ and the South End NRZ. Andrene Bent-Campbell, City of Hartford Community Liaison, attended those meetings and suggested that I contact you to see if the Frog Hollow NRZ might be interested in reviewing the application. The property technically falls within the South End NRZ but it is not too far from the Frog Hollow NRZ.

I am attaching the application materials to this email and would be happy to speak with you at your convenience.

Best regards,

Evan

Evan J. Seeman ([he/him/his](#))

Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103
Direct 860.275.8247 | Fax 860.275.8299
eseeman@rc.com | [Bio](#) | [V-Card](#)
Blog: www.RLUIPA-Defense.com

Robinson+Cole
Embracing Change for Over 175 Years

Boston | Hartford | New York | Providence | Miami | Stamford
Los Angeles | Wilmington | Philadelphia | Albany | www.rc.com

This transmittal may be a confidential R+C attorney-client communication or may otherwise be privileged or confidential. If it is not clear that you are the intended recipient, you are hereby notified that you have received this transmittal in error; any review, dissemination, distribution, or copying of this transmittal is strictly prohibited. If you suspect that you have received this communication in error, please notify us immediately by telephone at 1-860-275-8200, or e-mail at it-admin@rc.com, and immediately delete this message and all its attachments.

Paul Ashworth

From: Hyacinth Yennie <hyennie3@yahoo.com>
Sent: Wednesday, September 21, 2022 2:10 PM
To: Paul Ashworth
Subject: 121 Wawarme Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

Dear Paul , I am writing on behalf of MARG board, we met on 8/31/22 to discussed many concern we had with the applicant at the above address, we were able to came to agreement on many things , and of the most important thing was the support to have 75% of the workers would come from Hartford , at living wage and they agreed to do so, we at MARG will support this endeavor as long they fallow the City of Hartford Planning & Zoinning guideline , please feel free to contact me with any question you may have. Hyacinth Yennie chair of MARG. Maple Ave . NRZ Group 830 Maple Ave. Hartford , Ct. 06114 860-8830383.
Sent from my iPhone



State of Connecticut
HOUSE OF REPRESENTATIVES
STATE CAPITOL
HARTFORD, CONNECTICUT 06106-1591

REPRESENTATIVE EDWIN VARGAS
SIXTH ASSEMBLY DISTRICT

LEGISLATIVE OFFICE BUILDING

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

September 8, 2022

Hartford Planning and Zoning Commission
Hartford City Hall
550 Main Street
Hartford, CT 06103

Dear Hartford Planning and Zoning Commission,

I write this letter to express my support of River Growers CT LLC, a cannabis cultivation company with a Section 149 license to grow and process cannabis at 121 Wawarme Avenue in Hartford, Connecticut. River Growers has shown their commitment and expertise in growing and processing quality cannabis. They have secured compliant real estate in accordance with state and local laws related to the adult-use of cannabis.

I strongly support the location and mission of River Growers' venture and request that they be granted the necessary permits for operation. They would be a welcome addition to the State's cannabis market, and I have had the pleasure to meet and discuss the plan with the leadership team. Please feel free to contact me if you have any questions at 860-240-8585.

Thank you for your time and consideration.

Respectfully,

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

Edwin Vargas
State Representative

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

Dear Hartford Planning and Zoning Commissioners,

I write this letter to express my support of River Growers CT LLC, a cannabis cultivation company with a Section 149 license to grow and process cannabis at 121 Wawarme Avenue in Hartford, Connecticut. River Growers has shown their commitment and expertise in growing and processing quality cannabis. They have secured compliant real estate in accordance with state and local laws related to the adult-use of cannabis.

We strongly support the location and mission of River Growers' venture and request that they be granted the necessary permits for operation. Please feel free to contact me if you have any questions. Email: TJ.Clarke@hartford.gov Phone: (860) 757-9571

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "T.J. Clarke II".

Councilman T.J. Clarke II, MBA
Majority Leader
Hartford City Council

From: Carl Williams <cabwill2020@outlook.com>
Sent: Monday, September 26, 2022 3:12 PM
To: Berschet, Paige
Subject: Re: 121 Wawarme - Notice to NRZ of Application Received

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

the south end nrz met with officials from the cannabis manufacturer. we support the proposed project.

Sent from [Outlook](#)

From: Berschet, Paige <Paige.Berschet@hartford.gov>
Sent: Monday, August 29, 2022 2:31 PM
To: Carl Williams <cabwill2020@outlook.com>
Cc: Hartford Planning Division <oneplan@hartford.gov>; hyennie3@yahoo.com <hyennie3@yahoo.com>; Paul Ashworth <Paul.Ashworth@hartford.gov>
Subject: 121 Wawarme - Notice to NRZ of Application Received

Hello Carl,
Please find the attached Notice to the South End NRZ of an application received for 121 Wawarme for a Special Permit. Let us know if you have any input or questions.
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

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.