

PZ-SPUSE-22-000013

Menu Reports Help

File Date: [12/29/2022](#)

Application Status: [In Review](#)

Assigned To: [Evelyne St-Louis](#)

Description of Work: [The Applicant \(Arrow Alternative Care Inc.\) seeks Special Permit approval in order to operate a Cannabis Hybrid Retailer establishment. There is no site work associated further detailing how this application complies with the Special Permit requirements outlined in Sections 1.3.4.D.2 and 3.3.10 of the Hartford Zoning Regulations.](#)

Application Detail: [Detail](#)

Application Type: [Special Permit](#)

Documents:	File Name	Document Group	Category	Description	Type	Docun
	S7477014.PDF	PLNG_SITEMIN	Other	Complete Special Pe...	application/pdf	Uploac
	Show all					

Address: [92 WESTON ST, HARTFORD, CT 06120](#)

Owner Name: [FREEPORT REALTY V LLC](#)

Owner Address: [337 FREEPORT ST, BOSTON, MA 02122](#)

Application Name:

Parcel No: [286173007](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Arrow Alternative Care...	Arrow Alternati...	Applicant	Mailing_1055 Washingt...	Active
	Meaghan Miles	Carmody Torranc...	Agent	Mailing_1055 Washingt...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$350.00](#)

Total Fee Invoiced: [\\$350.00](#)

Balance: [\\$0.00](#)

PLNG_SITEMJR_CF

GIS Information

Zoning District ID-1	Zoning Overlay -	FEMA Flood Zone -	Land Use Per Assessor OTHER STORAGE_ WAREHOUSE FACILITY
NRZ -	Neighborhood NORTH MEADOWS	Local Historic District -	
Historic District -	Historic Landmark/Site	State Historic District -	
Dispersion met? Yes	Identify Dispersion -	National Historic District -	

General Project Information

Is this application a result of a violation notice? No	Zoning Enforcement Case ID # -
Does this project include a demolition? No	Does this project include any tree removal? No
Is there an increase of five or more parking spaces? No	Does this project include new construction, including additions to a primary No
Does this project include new proposed accessory structures? No	Are facade alterations proposed? No
Does this project include any new signage or alteration to existing signage? No	
Existing Impervious Surface (Sq. Ft) -	Proposed Impervious Surface (Sq. Ft) -
Total Project Area (Sq. Ft) -	

Site Information

Existing Building Type Workshop/Warehouse	Proposed Building Type Workshop/Warehouse
Existing Use Medical Marijuana Dispensary	Proposed Use Cannabis Hybrid Retailer
Fee Use -	

Recommendations

Consistency with POCD -	Adverse Impacts on Neighboring Lands -
Suitability as Presently Zoned -	Recommendation -

Other Payment Required

Green Infrastructure Fund	Amount -
City Tree Fund	Amount -

Complete Streets Fund Amount
-

Describe Reason for Payments
-

Reason for Request

Reason for Request

PLNG_SITEMJR_DIGEPLAN
Enhanced Doc List

Dates and Notices

Application Received

[01/10/2023](#)

Decision Deadline

Open Hearing Deadline

[03/16/2023](#)

Extensions Requested?

Close Hearing Deadline

-

If yes, describe how the dates above have

Notice sent to NRZ/CRCOG

Legal Ad #1

Legal Ad #2

Sign Affidavit Received

Certificate of Mailings Returned

Notice of Decision Published

Recordation Date

Approval Expiration Date

Sign Deposit Check #

Sign Deposit Date Received

Sign Deposit Check Amount

Public Hearing Date

Public Hearing Time

[18:00](#)

Meeting Link or Location

[02/14/2023](#)

Document Link

Certificate of Compliance

As-Built Drawing Date

Type of Bond

Escrow Account #

Bonding Company Name

Bonding Contact Name

Bonding Primary Phone #

Bonding Email

Drawings Number of Sheets

Drawings Last Revised

Prior Approvals

Type of Permit/Authorization Issued By Issued Date Expiration Date

[City Commission or Boa...](#) Planning Department 01/27/2014

Resolution Clauses

Type Comment

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Evelyne St-Louis	Accepted	01/05/2023	Evelyne St-Louis
	Plans Distribution	Evelyne St-Louis			
	Building Review				
	Engineering Review				
	Police Review				
	City Forester Review				
	Planning and Zoning Re...				
	Utilities Review				
	NRZ				
	CTDOT Review				
	Adjacent Municipalitie...				
	Fire Marshal Review				
	Staff Report				
	Public Notice				
	Planning and Zoning Co...				
	Notice of Decision				
	Appeal Period				
	Recordation				
	Permit Issuance				
	Permit Status				
	Certificate of Plannin...				
	Case Complete				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

February 3, 2023

VIA ELECTRONIC DELIVERY - Evelyne.st-louis@hartford.gov

Ms. Evelyne St-Louis
Senior Planner, Planning & Zoning
City of Hartford
550 Main Street
Hartford, Connecticut 06103

**RE: Supplemental Application Materials
PZ-SPUSE-22-000013 (the “Application”)
92 Weston Street, Hartford, CT (Parcel ID 286-173-007) (the “Property”)
Arrow Alternative Care Inc. (the “Applicant”)**

Dear Ms. St-Louis,

As you know, my firm represents the Applicant, a wholly owned subsidiary of Curaleaf LLC, with regards to the above-referenced Application pending before Hartford Planning & Zoning Commission (the “Commission”) to convert the existing Medical Marijuana Dispensary on the Property to a Hybrid Retailer. As we previously discussed, please find enclosed the electronic versions of the following supplemental application materials for the record:

- Traffic Impact Letter prepared by SLR Consulting, dated February 3, 2023, and entitled, “Traffic and Parking Letter – Medical to Hybrid Cannabis Facility – 92 Weston Street, Hartford, Connecticut SLR#141.21293.00002.”
- A-2 Survey of the Property prepared by Barton & Loguidice, dated January 26, 2023, and entitled, “Property Survey Existing Conditions Plan Prepared for Curaleaf of Connecticut, Inc. 92 Weston Street, Hartford, CT.”
- Revised Site Plan prepared by Curaleaf, dated February 3, 2023, and entitled, “SP.1 – Site Plan, Hartford Dispensary, 92 Weston Road, Suite 16, Hartford, CT 06120.”

Please note that the Survey reflects a slight change in the Property size from our initial filings. The attached Survey states the Property is 197,949± SF (4.54± acres), while our previous filings state the Property is 187,308± SF (4.3± acres). No changes have been made to the Property in connection with this Application; rather, prior measurements were based on older survey data. I have enclosed a revised Site Plan to accurately reflect the most recent Property measurement. It would be appreciated if this letter could serve as an update to the remaining references to property acreage in the record.

As always, thank you for your time and attention regarding this matter. Please do not

hesitate to contact me should you have any further questions or comments. My team is looking forward to presenting the Application to the Commission on Tuesday, February 14.

Sincerely,

Meaghan Miles

Meaghan Miles

Enclosures.

cc: Luke Flood, Curaleaf LLC

January 26, 2023

VIA ELECTRONIC DELIVERY: Evelyne.st-louis@hartford.gov

Ms. Evelyne St-Louis
Senior Planner, Planning & Zoning
City of Hartford
550 Main Street
Hartford, Connecticut 06103

**Re: Response to Preliminary Staff Comments
PZ-SPUSE-22-000013 (the “Application”)
92 Weston Street, Hartford, CT (Parcel ID 286-173-007) (the “Property”)
Arrow Alternative Care Inc. (the “Applicant”)**

Dear Ms. St-Louis:

As you are aware, our firm represents the Applicant, a wholly owned subsidiary of Curaleaf LLC, with regards to the above referenced Application for the Property filed with the Hartford Planning & Zoning Commission (the “Commission”). Contained herein are responses to your initial comments regarding the Application, which were received on January 13, 2023.

Comment 1 - The Commission will likely ask about how to ensure safe pedestrian queuing. In addition to your narrative addressing this question, we’d recommend that you provide a diagram/sketch indicating where outdoor queuing will be directed. Also, will any additional safety features be provided to protect people queuing outdoors?

Please find attached a patient and customer queuing plan for the proposed Hybrid Retail establishment (Attachment A). The queuing location and dedicated points of service (“POS”) for medical patients is denoted in red, while the same is denoted in green for adult use customers. Both categories of patrons will exit the storefront following the path shown by the blue line. There is ample sidewalk space along the building to support queuing of customers, if needed. This sidewalk along the building is ADA accessible, distanced from the parking spaces, and safely elevated from vehicular circulation areas. On-site security will monitor the outside queuing to ensure it operates safely and in an organized manner.

Comment 2 - Please let us know when you expect to share the traffic and parking impact study mentioned in the submission. It would be great to receive within the next week or so, so we can incorporate findings into the staff report. Will this study provide information on typical parking capacity and how you anticipate the parking will be impacted by the use?

The Commission may ask about this.

We anticipate to receive the traffic letter for submission by February 3, 2023. We anticipate it will provide details on parking capacity and impacts as well.

Comment 3 – Have you considered installing any bicycle parking on-site?

The existing dispensary has historically not seen any demand for bicycle racks. If bicycle racks are required in connection with Hybrid Retail use, the Applicant is collaborating with its landlord to determine the most suitable location for bicycle racks on the Property, if needed.

Comment 4 - For other recent Cannabis Retailer applications, the City has requested that the applicant notify the Planning & Zoning Division 30 days prior to opening to allow coordination with HPD and DPW. Because Curaleaf is already operating at this location, in your case the request would be to notify the city 30 days prior to when cannabis retail sales begin. Please confirm that the applicant is willing to fulfill this requirement.

The Applicant is willing to comply with this requirement. The site has operated as a medical marijuana dispensary for a number of years, and desires to start adult-use sales after the notice of decision by the Commission is published in the Hartford Courant and the Special Permit approval becomes effective. Given there is no certainty as to the exact effective date, the Applicant will shortly begin conversations with the HPD and DPW to inform both departments about the Applicant's intended timeline.

Comment 5 - Can you clarify what is meant on p. 6 regarding deliveries?

On Page 6 of the Application narrative, the Applicant is referring to the delivery of marijuana products to the Property to later be sold to medical marijuana patients and adult-use customers.

Comment 6 - Do you anticipate any ventilation and/or odor control issues?

No, the Applicant is upgrading their ventilation system through installation of a new PlasmaPure 600 system. A specification sheet is enclosed for reference (Attachment B). Per the spec sheet, the system produces positive and negative oxygen ions that neutralize any harmful pollutants and odors. The Applicant is optimistic this installation will be completed by the date of public hearing on the Application. The Applicant will continue to monitor and mitigate any future odor concerns.

Comment 7 - Will you offer pre-ordering as an option? If so, what share of orders do you

anticipate pre-ordering will represent?

Yes, the Applicant will offer pre-ordering as an option at this location. Currently, 90% of Curaleaf sales in Connecticut are pre-ordered online before picking up.

Comment 8 - How many employees do you anticipate at this location? Is any emphasis on local hiring anticipated?

Should the Application be approved, the Applicant will increase its number of employees from nine (9) employees to twenty-three (23) employees at this location. Curaleaf consistently hires Connecticut residents from the local community for its storefronts.

Comment 9 - I will forward your application to DPW and HPD for additional review/comment.

Acknowledged.

Comment 10 - Please note that any new signage will require a separate zoning permit application.

Acknowledged.

The Applicant will be reaching out to both the Clay Arsenal NRZ and the Northeast NRZ in advance of the public hearing. As always, thank you for your time and attention regarding this matter. Please do not hesitate to contact me should you have any further comments or questions.

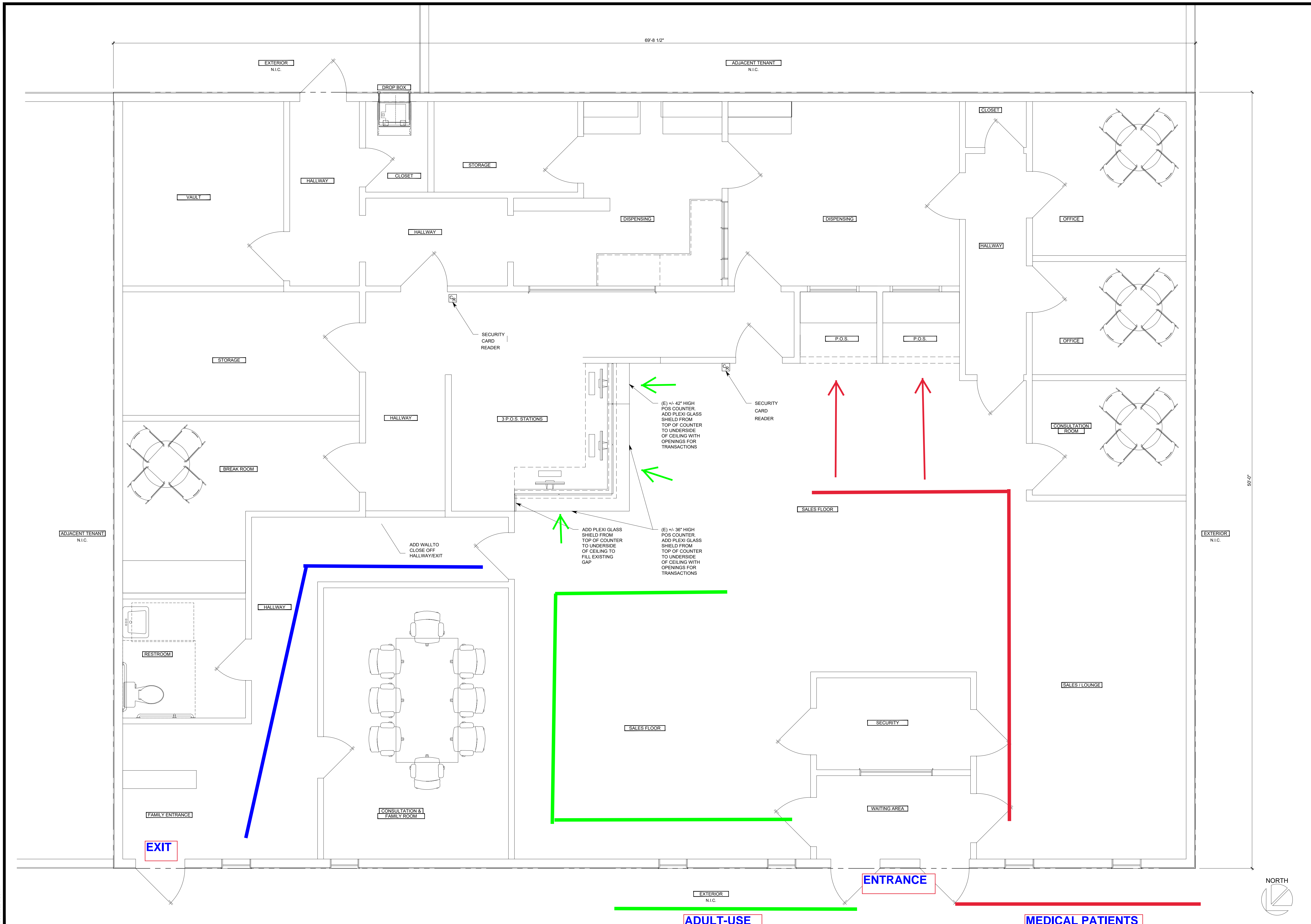
Sincerely,



Meaghan M. Miles

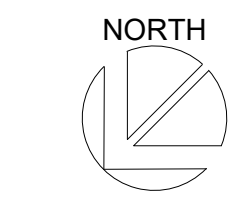
cc: Luke Flood, Curaleaf Inc.

Attachment A



EXISTING FLOOR PLAN

PLOTTED: 12/30/2022 9:36 AM



3/8" = 1'-0"
A

REVISIONS:
*INDICATES REVISION TO THIS SHEET
DATE ISSUED: 12/30/2022

curleaf
HARTFORD DISPENSARY
92 WESTON STREET
SUITE 16
HARTFORD, CT 06120

EXISTING FLOOR PLAN

DRAWN BY: CMB CHECKED BY: XXX

SAI# 220587
DRAWING NUMBER:
FLR

ADULT-USE

MEDICAL PATIENTS

Attachment B

LOW MAINTENANCE

The PlasmaPURE 600 is designed for continuous operation without requiring replacement parts. It is recommended that the device is mounted downstream of the filter to ensure the carbon fiber brushes remain clean over time.

Cleaning Interval:

The PlasmaPURE 600 was designed for low maintenance. The device should be checked semi-annually to confirm the brushes are clean for maximum output. If the carbon fiber brushes do get dirty, the instructions below outline how to clean the device:

1. Disconnect power
2. Remove any accumulated dust on bristles of the brushes with either compressed air or a toothbrush.
3. Reconnect the power

SAFETY

When operating any electrical device, basic precautions should always be followed for safety.

WARNING: Risk of electrical shock — can cause injury. Disconnect unit from the power supply before servicing.

Keep all wires away from the carbon fiber brushes, allowing at least 1 inch of spacing between the carbon fiber brushes and anything metal or grounded.

Never touch ion needles while operating.

Do not connect power before installation is complete. Always disconnect power to the unit before handling any of the unit components or servicing.

If device is not working properly, call a customer service representative at 1-203-662-0800

THREE YEAR WARRANTY

Plasma Air International hereby warrants to the consumer that the product purchased under this warranty be free from defects in material and workmanship under normal use when installed, operated and maintained in accordance with manufacturer's instructions.

In the event of a product defect, failure or malfunction, Plasma Air will, for a period of three (3) years from the date of purchase, repair or replace at its discretion the defective, failed or malfunctioning product purchased under this Warranty. Installation and/or removal labor is not covered under this Warranty.

OTHER THAN AS HEREIN EXPRESSLY SET FORTH, THERE ARE NO WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ANY SUCH WARRANTIES OTHERWISE IMPOSED BY LAW BEING HEREBY EXPRESSLY DISCLAIMED.

Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you.

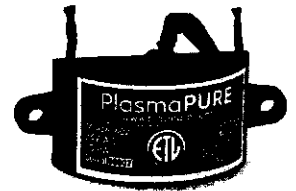
PLASMA AIR IS NOT AND SHALL UNDER NO CIRCUMSTANCES BE LIABLE OR RESPONSIBLE FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES, LOSSES, OR EXPENSES ARISING FROM A CLAIMED OR ACTUAL DEFECT IN ANY OF THE PRODUCTS PURCHASED UNDER THIS WARRANTY OR THE INSTALLATION OR USE THEREOF OR FROM ANY OTHER CAUSE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF BUSINESS, LOSS OF REVENUES AND ANY OTHER ECONOMIC LOSS.

Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.



INSTALLATION, OPERATION & MAINTENANCE MANUAL

PlasmaPURE 600



PLASMA AIR
35 MELROSE PLACE
STAMFORD, CT 06902

phone 203-662-0800
fax 203-662-0808
www.plasma-air.com
info@plasma-air.com

www.plasma-air.com/residential



The **PlasmaPURE 600** ionizers produce positive and negative oxygen ions neutralizing harmful pollutants and odors in the home. This self balancing unit is highly versatile as it may be installed at the fan inlet of an air handling unit, furnace or in the air stream of a ductless split system with screws or magnet. Models available for 12VDC, 24VAC, 120VAC and 208-240VAC without the use of an external power supply. The unit is protected with an in-line 500mA glass cartridge fuse. Each ionization unit is rated up to 6 tons (2,400 CFM).

SPECIFICATIONS:

- Airflow Capacity: 2,400 CFM
- Pressure Drop: Less than 0.01 In. WG
- Housing Material: ABS
- Weight: 0.2 lbs
- Maximum Operating Temperature: 200° F (93°C)
- Electrical:
 - Voltage Input 12V DC (601)
 - 24V AC (602)
 - 120V AC (603)
 - 208-240V AC (604)
 - Power Consumption: Less than 1 watt
 - Frequency: 50/60 hertz
 - Over Current Protection: 500mA Glass Cartridge Fuse
 - Lead Wires 50"(L)
- Ionization Output:
 - Mode of Operation: Needlepoint Type
 - Needle Configuration: Brush Type

DIMENSIONS: See Figure 1

APPROVALS: Intertek/ETL Standard UL 867

ORDERING NOMENCLATURE:

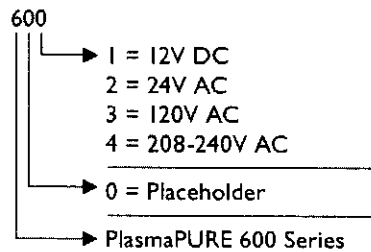
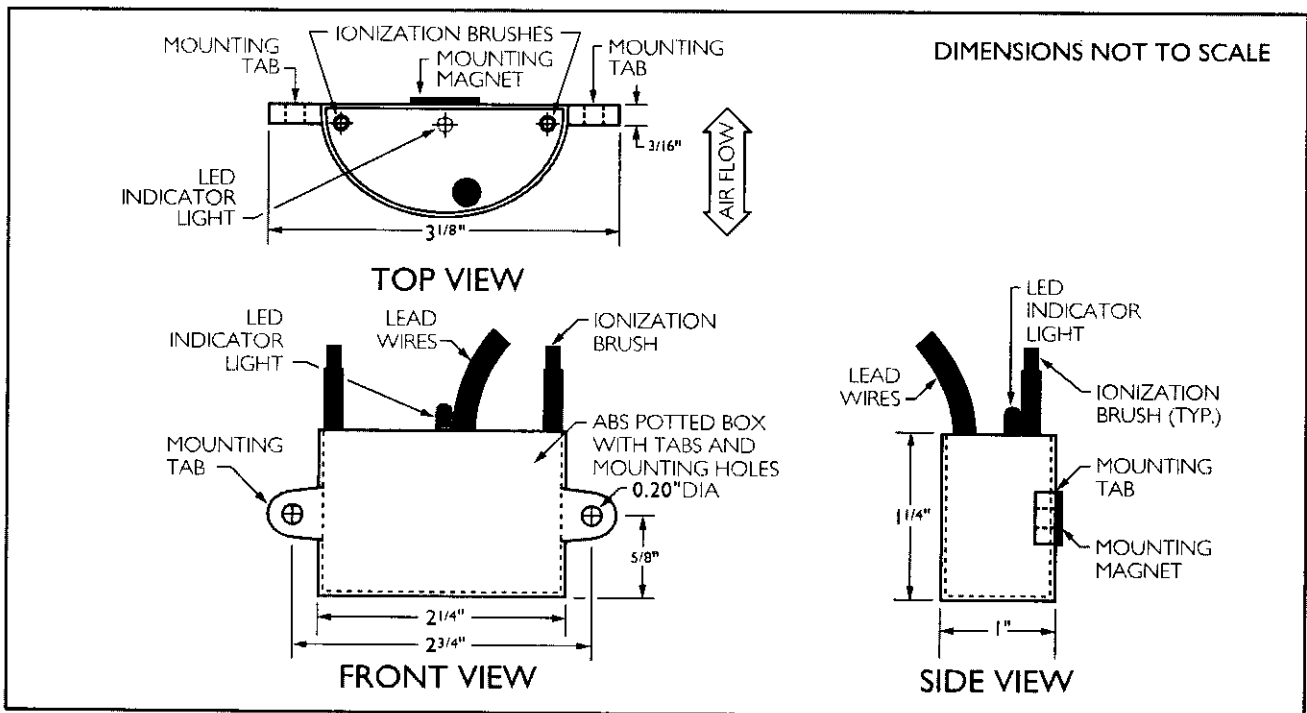


FIGURE 1



INTRODUCTION

The PlasmaPURE 600 is a brush-style needlepoint ionizer producing positive and negative oxygen ions that neutralize odors and harmful pollutants. This unit is highly versatile as it may be installed in a furnace, an air handling unit, fan coil unit, PTAC, heat pump or ductless split system. The unit is self-contained in a potted ABS enclosure which has molded tabs with mounting holes for fan inlet mounting with screws or magnet. Models are available to accept 12VDC, 24VAC, 120VAC and 230VAC without the use of an external power supply.

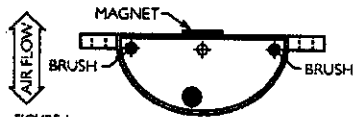


FIGURE 1

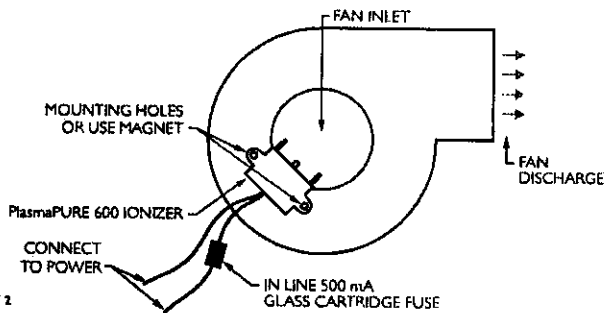


FIGURE 2

MECHANICAL INSTALLATION

WARNING: Do not connect to power before mechanical installation is complete.

1. Mount unit downstream of the filter, for best results avoid locations directly downstream of the cooling coil or a humidifier.
2. Mount unit at or near the fan inlet ensuring air stream flows over the two brushes simultaneously. See figures 1 & 2.
3. Attach magnet to the sheet metal fan housing. If using the mounting holes, ensure the screws are not too long to avoid interference with fan.
4. The tips of the brushes should be 1" away from any metallic or grounded object.

ELECTRICAL INSTALLATION

WARNING: Do not connect to power before installation is complete. Always disconnect power to the unit before handling the ionizer.

1. All field wiring to be in accordance with NEC and Authorities Having Jurisdiction (AHJ).
2. Connect power to ionizer using appropriate voltage per the following: See figure 3. 601=12VDC, 602=24VAC, 603=120VAC, 604=230VAC
3. For 120VAC and 230VAC models the installer shall provide a grounding method per the local AHJ.
4. For best results interlock ionizer with fan power.
5. Keep power wires away from tips of brushes.
6. Apply power to unit. Green light indicates the ionizer is functioning properly.

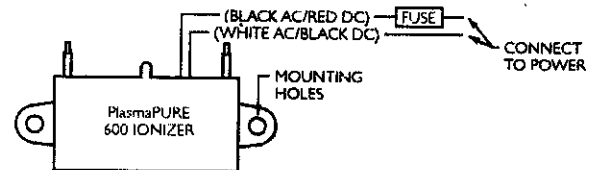


FIGURE 3

OPERATION

1. When power is supplied to the ionizer, the ionizer will be activated and will illuminate the green ion indicator light.
2. The ionization unit is self balancing and does not require any type of adjustment.

TROUBLESHOOTING

If the unit is not working, check the following:

1. The supply fan is running and that the green light illuminates.
2. Check the power input connections to the ionization unit. Verify all connections are correct and tightened. Reconnect any loose wires as necessary.

phone 203-662-0800
fax 203-662-0808

www.plasma-air.com
info@plasma-air.com

December 29, 2022

VIA ELECTRONIC DELIVERY:

Ms. Evelyne St-Louis
Senior Planner, Planning & Zoning
City of Hartford
550 Main Street
Hartford, Connecticut 06103

**Re: Application for Special Permit Approval
92 Weston Street, Hartford, CT (Parcel ID 286-173-007) (the “Property”)
Arrow Alternative Care Inc. (the “Applicant”)**

Dear Ms. St-Louis:

Our firm represents Arrow Alternative Care Inc. (the “Applicant”), a long-term tenant of the property located at 92 Weston Street, Hartford, CT (the “Property”). The Applicant is a wholly owned subsidiary of Curaleaf, Inc., an international cannabis company. The Property is owned by Freeport Realty V LLC (the “Owner”), is located in the ID-1 Zone, is 187,308± square feet (4.3± acres), and is improved with a 48,012± square foot one-story, multi-tenant commercial building (the “Building”). The Applicant currently operates a Medical Marijuana Dispensary in 3,486± SF of the Building pursuant to prior Zoning Permit approval (Zoning Permit #20140144 – 92 Weston).

The Applicant seeks Special Permit approval to convert their Medical Marijuana Dispensary to a Hybrid Retailer, which is licensed to sell both adult use cannabis and medical marijuana. There are no site improvements associated with this request.

In connection with the attached application, enclosed please find:

- Letter of Authority from Applicant;
- Letter of Authority from Owner;
- The following application form and associated schedules:
 - Application for Special Permit Approval (submitted via online portal);
 - Schedule A – List of Owners;
 - Schedule B – List of Plans;
 - Schedule C – Project Narrative;

- Schedule D – Statement of Findings;
 - Schedule E – Aerial Photograph of the Area Surrounding the Property; and
 - Schedule F – Building Photographs.
- The following plans:
 - Site Plan prepared by Curaleaf, dated December 12, 2022, and entitled, “SP.1 – Site Plan.”
 - Floor Plan prepared by Curaleaf, dated December 6, 2022, and entitled, “FLR – Existing Floor Plan.”
 - Narrative Security Plan prepared by Curaleaf and entitled, “Curaleaf Hybrid Retailer Security Plan.”

Please note that I will supplement this filing with a traffic and parking study in advance of the public hearing. As always, let me know if you have any questions or require additional materials. It would be appreciated if this application could be added to the January 10, 2023 agenda of the Planning & Zoning Commission for acceptance and scheduling of public hearing. Thank you for your time and attention regarding this matter.

Sincerely,

Meaghan M. Miles
Meaghan M. Miles

cc: Luke Flood, Curaleaf Inc.

December 20, 2022

Ms. Evelyne St-Louis
Senior Planner, Planning & Zoning
City of Hartford
550 Main Street
Hartford, Connecticut 06103

**RE: Arrow Alternative Care Inc.
Special Permit Application
Letter of Authority**

Dear Ms. St-Louis:

Arrow Alternative Care Inc. is a tenant of the property known as 92 Weston Street, Hartford, Connecticut (Parcel ID 286-173-007) (the "Property"), pursuant to a long-term lease agreement. I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey LLP, with offices located at 195 Church Street, New Haven, Connecticut 06510, to file the enclosed land use application on Arrow Alternative Care Inc.'s behalf in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

Arrow Alternative Care Inc.

By:  _____

Print: Luke Flood
Duly Authorized



Freeport Realty V LLC
337 Freeport Street
Boston, Massachusetts 02122

Tel: (617) 288-0612

Fax: (617) 288-6280

James L. Keough, Member

jlikeough@nepcoinc.com

December 23, 2022

Ms. Evelyne St-Louis
Senior Planner, Planning & Zoning
City of Hartford
550 Main Street
Hartford, Connecticut 06103

**RE: Freeport Realty V LLC
Special Use Application
Letter of Authority**

Dear Ms. St-Louis:

Freeport Realty V LLC, as owner of the property located at 92 Weston Street, Hartford, Connecticut (Parcel ID 286-173-007) (the "Property"), authorizes Arrow Alternative Care Inc., through their attorneys, to submit a Special Use application in connection with the Property.

Sincerely,

Freeport Realty V LLC

By: 

James L. Keough, Member

Duly Authorized

12.29.22

Schedule A
List of Owners

Freeport Realty V LLC
337 Freeport Street
Boston, MA 02122

Schedule B
List of Plans

- Site Plan prepared by Curaleaf, dated December 12, 2022, and entitled, “SP.1 – Site Plan.”
- Floor Plan prepared by Curaleaf, dated December 6, 2022, and entitled, “FLR – Existing Floor Plan.”
- Narrative Security Plan prepared by Curaleaf and entitled, “Curaleaf Hybrid Retailer Security Plan.”

Schedule C **Project Narrative**

I. Introduction

The applicant, Arrow Alternative Care Inc. (the “Applicant” or “Curaleaf”), requests Special Permit approval to convert its existing Medical Marijuana Dispensary located at 92 Weston Street, Hartford, Connecticut (Parcel ID 286-173-007) (the “Property”) into a “Hybrid Retailer” cannabis establishment.¹ Arrow Alternative Care Inc. is a wholly owned subsidiary of Curaleaf, Inc., which operates the existing Dispensary.

II. The Property & Existing Use as a Dispensary

The Property is a corner lot with frontage on Weston Street and West Service Road, located in close proximity to Interstate-91. The Property is located in the ID-1 Zone and is surrounded by ID-1 zoned property. The Property is accessed via driveways on both Weston Street and West Service Road. The Property is approximately 187,308± square feet (4.3± acres) and is improved with a 48,012± SF multi-tenant warehouse/commercial building (the “Building”) built in 1978.² The Building is U-shaped, with rear access to an interior courtyard. The Applicant’s tenant space is 3,486± SF fronting on Weston Street. The surrounding neighborhood is a bustling commercial corridor with multiple large scale commercial operations. An aerial image of the Property and the surrounding area, along with images of the Building, are included for reference.

Since 2014, a Dispensary has operated on the Property pursuant to Zoning Permit #2014011-92 Weston issued by the Director of Planning on January 27, 2014 (the “Approval”). Curaleaf took over the operations in April 2020 and since that date has operated with no complaints from the surrounding community.

In addition to Curaleaf, other tenants in the Building include a tattoo parlor, a sign manufacturing company, and office space. There are 172 total parking spaces available for all of the Property’s tenants, eight (8) of which are accessible parking spaces.

III. Curaleaf, Inc.

Curaleaf is a global leader in the cannabis industry and is the world’s largest cannabis company by revenue. Curaleaf’s focus is to provide patients and customers with quality cannabis for health and wellness. The company has a world-class management team with decades of experience, and is committed to developing highly formulated products backed by science. Excluding Connecticut, the Applicant operates 145 storefronts (Dispensaries, Hybrid Retailers, and Retailers) in sixteen (16) states, including New York and Massachusetts. Within Connecticut, in addition to its Hartford Dispensary, Curaleaf operates Dispensaries in Groton, Stamford, and Milford. The Applicant recently received approval to operate a Hybrid Retailer establishment in Manchester.

¹The Property is owned by Freeport Realty V LLC, who is not an applicant, but consents to this application. The Applicant’s tenant space is commonly known as 92 Weston Street, Suite 16, Hartford, Connecticut.

²According to the Property’s Field Card.

In addition, Curaleaf is deeply committed to the communities in which it operates, particularly pertaining to diversity, equity, and inclusion. For example, in 2021, Curaleaf contributed more than \$2.4 million to partner organizations across the country that address collateral consequences associated with marijuana-related offenses. This is in addition to Curaleaf's business mentorship and support programs, sustainability initiatives, and social partnerships such as its Feed the Block program.

IV. Proposed Use – Hybrid Retailer

Pursuant to Section 3.3.10 and Figure 3.2 of the Zoning Regulations of the City of Hartford (the “Zoning Regulations”), and as required by Section 148(c) of Public Act 21-1, An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis (hereinafter “RERACA”), the Applicant seeks Special Permit approval to operate a Hybrid Retailer cannabis establishment on the Property. Pursuant to Section 1(29) of RERACA, a hybrid retailer is permitted to sell both medical marijuana and adult-use cannabis (“Hybrid Retailer”). No changes are proposed to the Building, the Property, or the size of Curaleaf's retail space. This Special Permit approval is simply to permit the Applicant to sell both medical marijuana and adult-use cannabis. Use as a Hybrid Retailer is not expected to change operations from that of a Dispensary. The only difference will be that there will be a dedicated expedited line for medical patients and medical-only points of service (“POS”) stations to prioritize medical patients.

Curaleaf will utilize the same sales, security, and parking management strategies that have proven successful at the Property and at its other facilities across the country. Both medical patients and adult-use customers will have their IDs scanned before they enter the storefront to ensure they are older than 21 years old. Curaleaf will continue to utilize the current comprehensive security plan that has proven successful at the Hartford location, which is enclosed for reference.

V. Description of the Surrounding Uses

The Property is located along a bustling commercial corridor and is surrounded by many commercial and industrial uses. The Property is located in the ID-1 Zone, which is designed to encourage the continuance and expansion of medium to heavy industry.³ Surrounding uses include multiple car dealerships, fast food establishments, a Super 8 Hotel, and the United States Postal Service. Interstate-91 is located within 200' of the Property. Given the Property's close access to I-91 and the commercial and industrial nature of Weston Avenue, a Hybrid Retailer is well-suited to the area and there is ample capacity to accommodate any vehicular traffic associated with the proposed use.

VI. Project Overview

The Applicant proposes to convert the existing Dispensary portion of the Building into a Hybrid Retailer as follows:

- There is no proposed increase in retail space, nor to the Applicant's amount of leased space. The Applicant will continue to occupy the same amount of space and their footprint within

³Zoning Regs. Figure 2.2, Industrial ID-1 (2022).

the Building will not change as a result of conversion to Hybrid Retail. Additionally, there are no site improvements proposed or needed.

- Operations will continue to prioritize medical marijuana patients. Per law, patients will have first access to product via the state’s current producers, ensuring an ample supply of medication. Medical patients will also have access to higher-potency products that will not be available to adult-use customers. Medical patients will have dedicated check-out lines and registers, ensuring they are serviced first and quickly.
- The use is heavily regulated by the State of Connecticut. Staff will be experienced professionals licensed by the State of Connecticut to dispense adult-use sales and medical marijuana.
- Currently, the Dispensary serves between 125 to 150 patients per day. Curaleaf anticipates this volume to approximately double with the additional of retail sales, with peak times of traffic to remain the same. During times of heavy traffic, queuing customers will be directed to wait in the designated indoor Waiting Area. Should the Waiting Area be at capacity, adult-use customers will be directed to safely wait on the existing sidewalk against the Building. The queue will be situated so as to not disturb the Property’s other tenants. Within the Building, line stanchions will be placed in both the medical and adult-use sections to keep customer flow orderly and efficient.
- Point of sale tracking and inventory management will continue, which shall include:
 - All acquisitions, dispensing, and sales of marijuana, which will all be logged into the Medical Marijuana Program Tracking System and Adult-use Cannabis Tracking System on a real time basis. Curaleaf currently utilizes Dutchie POS and will continue to do so when they operate as a Hybrid Retailer.
 - All dispensing and sales transactions, including ensuring that such sales (i) are to registered qualifying patients, primary caregivers, authorized purchasers and verified customers above the age of 21, pursuant to RERACA and (ii) adhere to the limits for usable marijuana in accordance with the Medical Marijuana Program and RERACA.
- Adult-use customers will be verified to be above 21 years old, per RERACA Adult-use customers will have their IDs scanned when they enter the storefront by a Curaleaf employee using an ID scanner.
- Pursuant to the Zoning Regulations, the parking requirements for Dispensaries and Hybrid Retailers are the same,⁴ so no changes are required to the on-site parking facilities in connection with the proposed change in use.
- Curaleaf’s Security Team will implement the same strategy that has proven successful at their Hartford location and their hundreds of other storefronts across the United States.

⁴Zoning Regs. Figure 7.2-A.

- The hours of operation will be:
 - Monday through Saturday, 10am to 8pm; and
 - Sunday, 10am to 7pm.
- Deliveries occur one (1) hour prior to store opening three (3) to five (5) times a week. There is only one (1) delivery per day.
- Since there is no increase in size proposed for the use, the other tenants at the Property will not be adversely impacted by the proposed conversion. Should there be initial high parking or traffic demand that may impact the normal flow of traffic at the Property, and public safety services are needed to manage site demand in the first thirty (30) days after opening, RERACA authorizes the City to charge the Applicant up to \$50,000 for such costs incurred.⁵ Such expenditure will likely not be necessary because, due to prior experience with over one-hundred (100) storefronts in the United States, Curaleaf has significant experience with the necessary procedures and preparations to successfully open Hybrid Retail locations. Curaleaf's Security Team is well equipped to handle any traffic and site issues that may arise in the early days of the Hybrid Retailer's operation. Additionally, there are bus stations conveniently located near the Property, which will reduce vehicular traffic at the Property.

VII. Actions Necessary to Facilitate Development

To facilitate permitting of this project, the Applicant is seeking:

- Special Permit Approval pursuant to Section 3.3.10 and Figure 3.2 of the Zoning Regulations and Public Act No. 21-1 in order to operate a Hybrid Retailer.

⁵Specifically, pursuant to Sec. 83(d) of RERACA, “[f]or up to thirty days after the opening of a retailer or hybrid retailer, a municipality may charge such retailer or hybrid retailer for any necessary and reasonable costs incurred by the municipality for provision of public safety services in relation to such opening, including, but not limited to, public safety costs incurred to direct traffic, not to exceed fifty thousand dollars.”

Schedule D
Statement of Findings

The Applicant submits that this proposal is consistent with the Special Standards (Section 1.3.4.D.2) of the Zoning Regulations as follows:

Statement of Findings in Accordance with Section 1.3.4.D.2 of the Zoning Regulations:

In reviewing applications for special permit approval, the commission must consider, and base its approval or disapproval on all aspects of the proposal, and in particular whether the proposed special permit:

(a) Is in harmony with the plan of conservation and development;

In addition to being well-suited to the surrounding area, this proposed use has the potential to stimulate economic growth in the surrounding area, and will provide significant tax revenue to the City of Hartford. This tax revenue will allow Hartford to implement the goals and visions outlined in the City Plan. Additionally, the need for additional employees will create jobs within the City of Hartford.

(b) Complies with all applicable sections of these regulations pertaining to the district in which the proposal is located;

This application complies with the applicable Zoning Regulations provisions regarding Cannabis Uses. Please see below for how this application complies with the Hybrid Retailer Use requirements from Section 3.3.10 of the Zoning Regulations. The existing building and property will remain unchanged.

(c) Comports with the purposes of the district in which the proposal is located;

The purpose of the ID-1 Zone is to provide medium industry that creates minimum noise, odor, glare, and pollution, and creates moderate traffic on public streets.⁶ The existing characteristics of the area indicate the purpose of the ID-1 Zone has fostered the development of a commercial area with a dynamic mix of commercial, industrial and retail uses. The ID-1 Zone is meant to encourage the continuance and expansion of industry of this kind. The Property's history of Dispensary operations and Curaleaf's experience at other hybrid retailer establishments confirms the use will create minimum noise, odor, glare, and pollution, and that it is well-suited to the area. Per RERACA, both patients and customers are not allowed to use Curaleaf's product on the premises, something that is strongly enforced by Curaleaf at all its locations.

(d) Will not be detrimental to existing development in the district because of its location, bulk, scale, or design;

⁶Zoning Regs. Figure 2.2, Industrial ID-1 (2022).

There are no changes proposed to the Building or Property with this application. Additionally, Curaleaf is not expanding their tenant space. Therefore, this proposed use will not be detrimental to existing development because of its bulk, scale, or design. The Property has successfully and safely operated as a Dispensary since 2014, and Curaleaf's experience indicates it will continue to do so as a Hybrid Retailer. Curaleaf will operate the space for Hybrid Retail in a manner that is safe, efficient, and committed to serving its patients and customer community. The proposed use will not impair present or future development in the surrounding area.

(e) Does not create safety hazards in the proposed vehicular and pedestrian circulation pattern;

There are no changes to the configuration of the Property associated with this application. Vehicles and pedestrians will continue to be able to enter either from Weston Street or West Service Road at the current entrances. Queuing adult-use customers will be directed to wait in the designated indoor Waiting Area, or if at capacity, safely on the existing sidewalk along the Building. The queue will be situated so as to not disturb the Property's other tenants. Curaleaf's Security Team is highly experienced in managing site operations during high peaks of traffic, meaning all vehicular and pedestrian traffic will be properly managed to prevent any disruptions to the Property's other tenants.

(f) Will not seriously degrade traffic levels of service without providing adequate mitigation measures;

A traffic analysis letter will be submitted with this application confirming that the surrounding area streets are adequate to accommodate any traffic associated with this use and will not have any adverse impact on the surround traffic patterns.

(g) Is compatible with adjacent properties;

A Hybrid Retailer is compatible with the other uses on the Property and the uses surrounding the Property. Weston Street and the other surrounding roads feature a wide array of businesses of significantly greater scale than the Applicant's operation. There are no houses of worship or schools located within 500' of the Property.

(h) Provides for the suitable arrangement of buildings, open space, and provision of light and air;

No new buildings or structures associated with this request.

(i) Properly provides for adequate provision of essential services;

Just as they are today, emergency services will be able to efficiently service the Property.

(j) Will not be detrimental to the control of stormwater at its source and the minimization of runoff;

There are no site alterations proposed to this fully-developed Property. Therefore, this application will not adversely impact the existing control of stormwater at the Property.

(k) Does not place excessive demands on city services and infrastructure;

The adjacent infrastructure is adequate to support a hybrid retailer. In addition, should there be initial high parking or traffic demand that may impact the normal flow of traffic at the Property within the first (30) days after opening, and public safety services are needed to manage site demand, RERACA authorizes the City to charge the Applicant up to \$50,000 for such costs incurred.

(l) Provides landscaping, including vegetation and trees, that are appropriate to the district and enhance the public realm;

Existing site landscaping will not be altered in connection with this application.

(m) Provides pedestrian amenities; and

There are no changes to the Property associated with this application. The existing sidewalks along Weston Street, West Service Road, and the Building will remain in their current configuration. Safe pedestrian circulation will be provided on-site.

(n) Conforms fully with the code.

This application complies with all applicable provisions of the Zoning Regulations.

Statement of Findings in Accordance with Section 3.3.10 of the Zoning Regulations:

(1) Proximity to Other Cannabis Retailers. No cannabis retailer shall be located within a 1,500-foot radius in any direction of any parcel where cannabis retail sales are located, except that these dispersion requirements shall not apply to prohibit new cannabis retail in the DT districts.

There are no cannabis retailers located within a 1,500' radius of the Property.

(2) Proximity to Certain Uses. No cannabis retailer shall be located within a 500-foot radius of parcel used or reserved to be used for the purpose of a school or civic assembly, except that these dispersion requirements shall not apply to prohibit new cannabis retail in the DT districts.

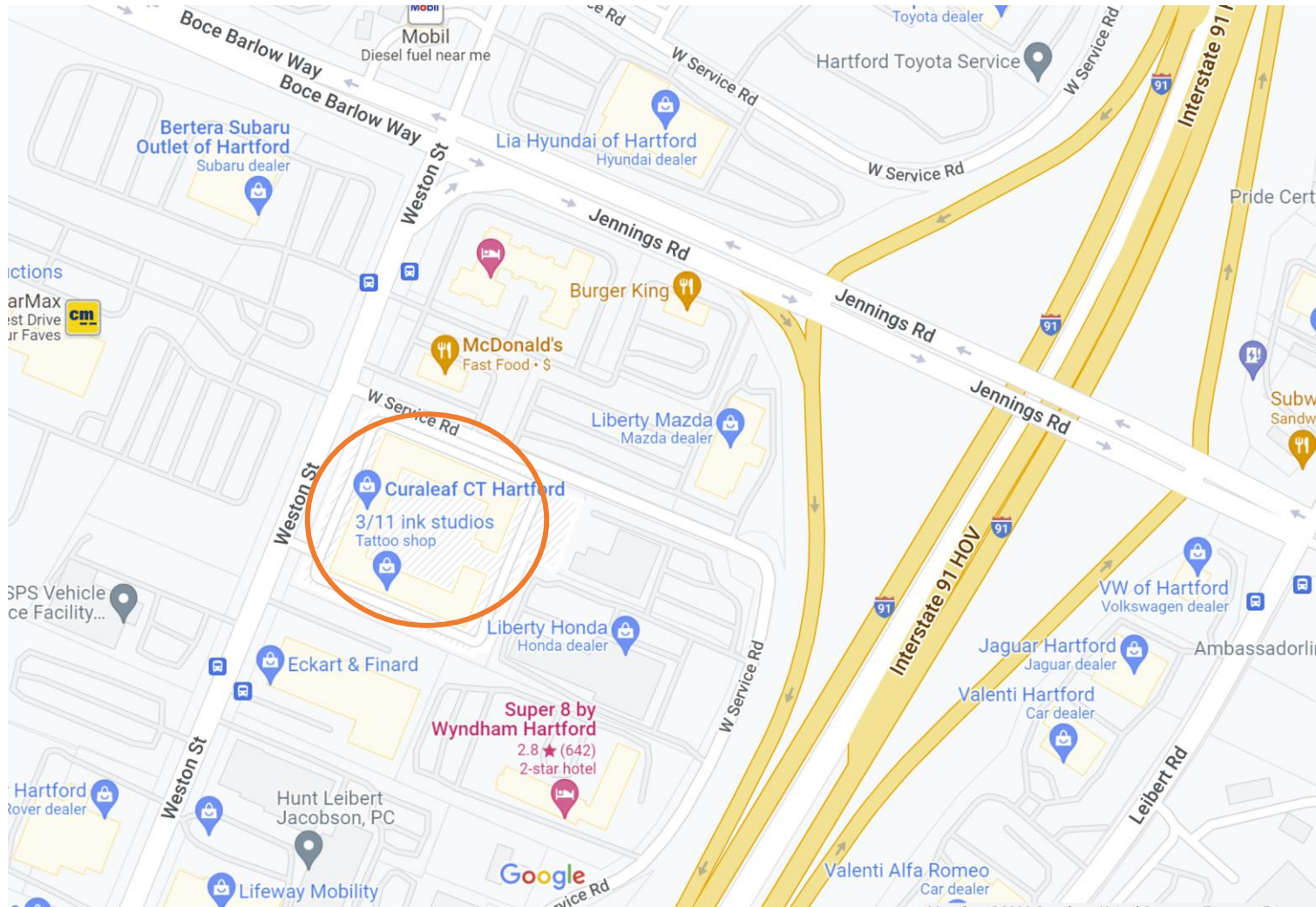
There are no parcels used for schools or civic assemblies located within a 500' radius of the Property.

12.29.22

(3) Hours of Operation. Cannabis retailers are permitted to be open to the public for sales between the hours of 8:00am to 10:00pm on Monday through Saturday, and between the hours of 10:00am and 10:00pm on Sunday.

The Applicant's Hybrid Retail establishment will comply with this requirement. Curaleaf's proposed hours of operation are Monday through Saturday, 10am to 8pm and Sunday, 10am to 7pm.

Schedule E
Surrounding Area Aerial



Schedule F
Building Photographs



12.29.22



{S7476534}

PARCEL ID #286173007

ZONING:
ADDRESS: 92 WESTON STREET
PARCEL#: 286173007
ZONING: ID-1
ZONING JURISDICTION: CITY OF HARTFORD, CT - HARTFORD COUNTY
LAT | LONG: 41.78686575614697 | -72.66274800043415
DESCRIPTION: THIS PROPERTY CONTAINS 4.3 ACRES OF LAND MAINLY CLASSIFIED AS WAREHOUSE WITH A(N) OFFICE / WHS STYLE BUILDING, BUILT ABOUT 1978, HAVING BRICK EXTERIOR AND METAL ROOF COVER.

LOT SIZE: 4.3 ACRES
BUILDING SIZE: 48,012 SQFT
SUITE #16 SIZE: 3,486 SF
BUILDING HEIGHT: (NO CHANGE)

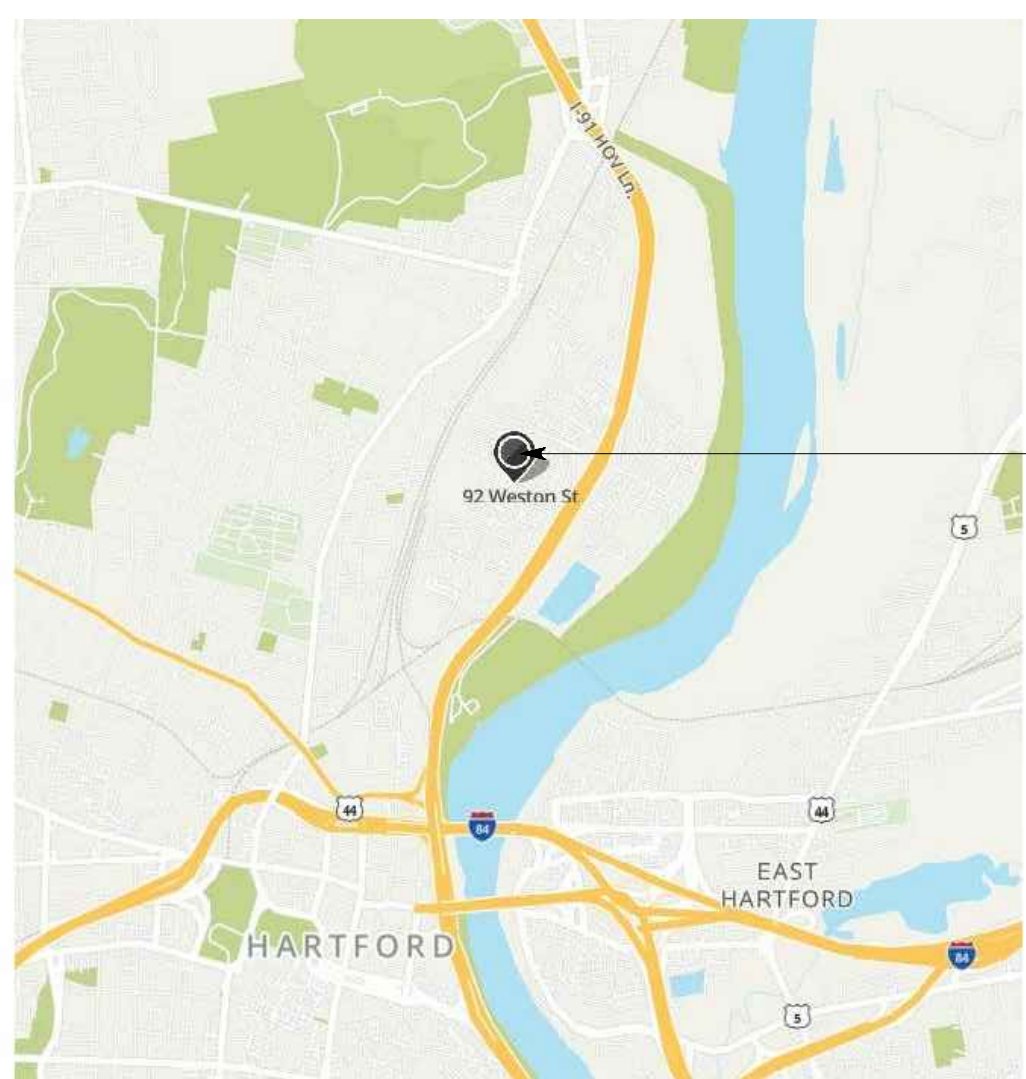
PERCENTAGE OF LOT COVERED BY BUILDING FOOTPRINT: (E) TO REMAIN (NO CHANGE TO BUILDING SIZE)

SETBACKS:
 (E) TO REMAIN (NO CHANGE TO BUILDING LOCATION)

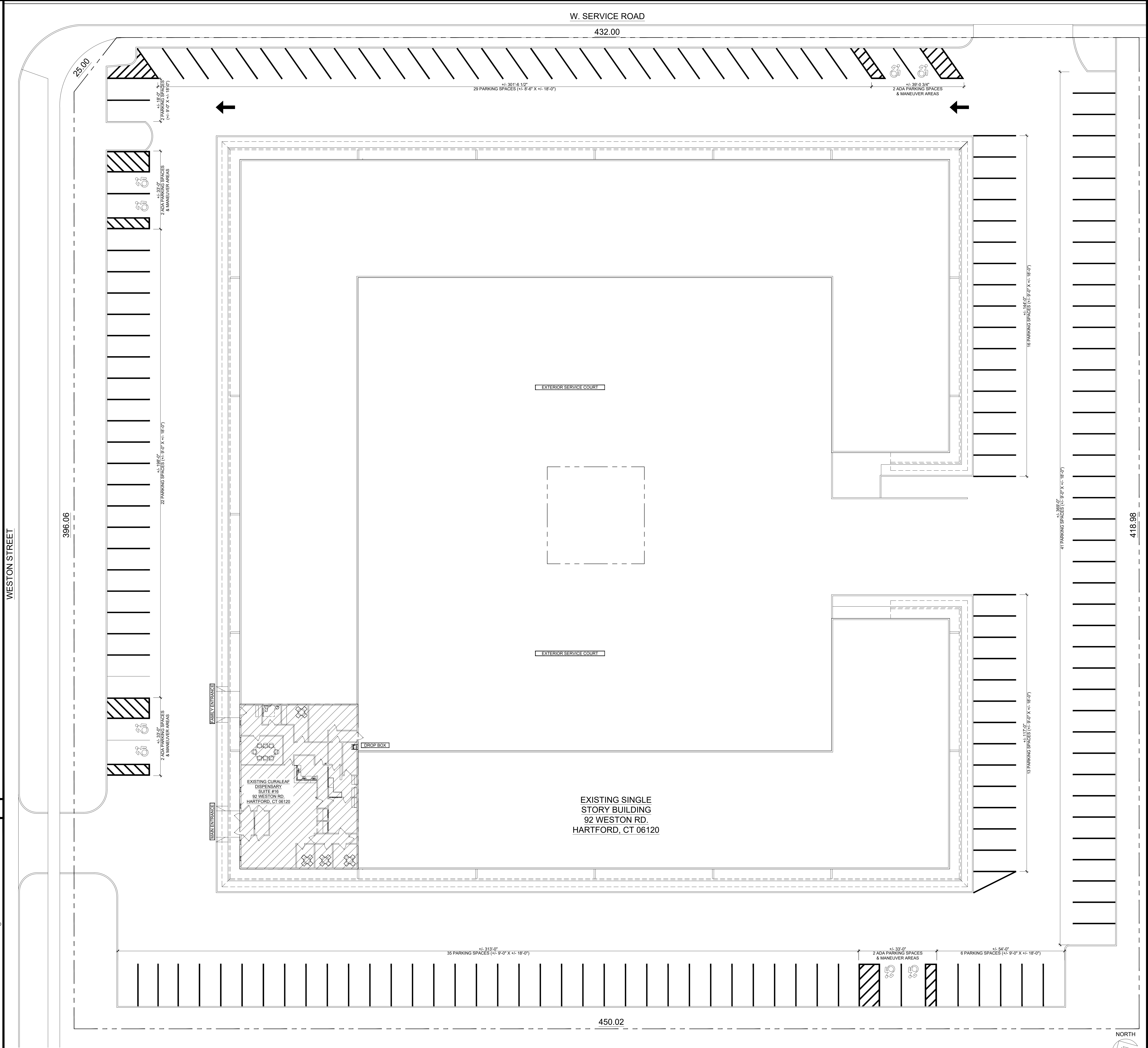
TRAFFIC GENERATION IMPACT ANALYSIS:
 (E) CONDITIONS TO REMAIN

PARKING:
TOTAL NUMBER OF PARKING SPACES: 172 (EXISTING TO REMAIN)
ACCESSIBLE PARKING SPACES: 8 (EXISTING TO REMAIN)

PROPERTY INFORMATION



VICINITY MAP



SITE PLAN

REVISIONS:

DATE ISSUED: 12/12/2022

curaleaf
 HARTFORD DISPENSARY
 92 WESTON ROAD
 SUITE 16
 HARTFORD, CT 06120

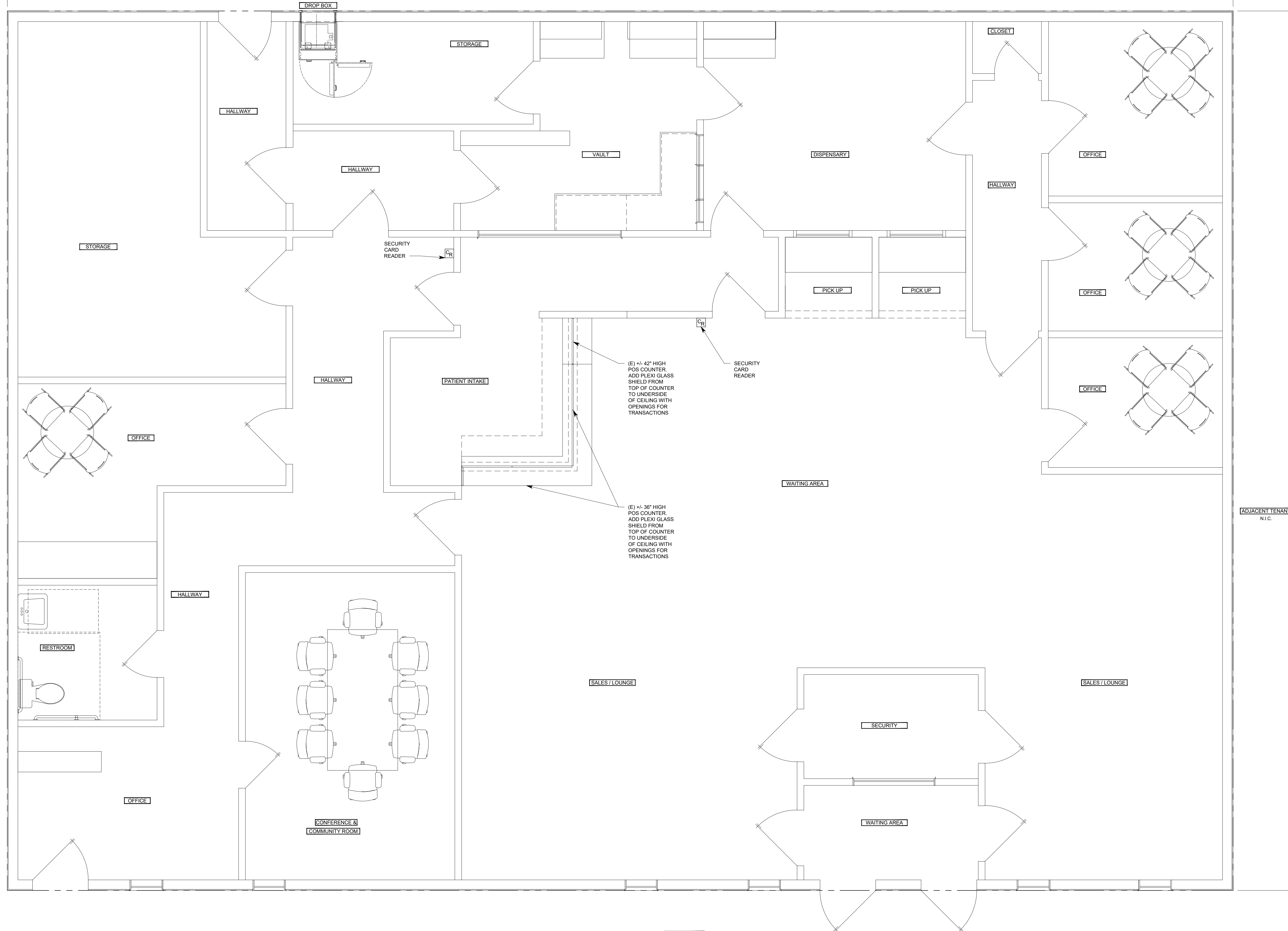
SITE PLAN

PROJECT NO: 220587
 DRAWING NO: **SP.1**

DRAWN BY: CMB CHECKED BY: XXX

69'-8 1/2"

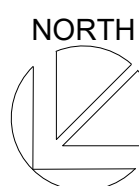
EXTERIOR
N.I.C.



60'-0"

ADJACENT TENANT
N.I.C.

EXTERIOR
N.I.C.



REVISIONS:
 *INDICATES REVISION TO THIS SHEET
 DATE ISSUED: 12/06/2022

curleaf
 HARTFORD DISPENSARY
 92 WESTON STREET
 SUITE 16
 HARTFORD, CT 06120

EXISTING FLOOR PLAN

DRAWN BY: CMB CHECKED BY: XXX

SA# 220587

DRAWING NUMBER:

FLR

© PLOTTED: 12/06/2022 5:21 PM

EXISTING FLOOR PLAN

3/8" = 1'-0" A



Curaleaf Hybrid Retail Security Pan

Curaleaf Hartford
92 Weston St, Suite 16
Hartford, CT 06120

Security

Security systems at our facilities are established through the perimeter and interior monitoring, a restrictive ID/badge system, limited access area partitioning, and rigorous personal safety training to prevent theft, diversion, and/or loss. All staff is trained in essential safety awareness and other scenario-specific conduct as part of their orientation and intensive safety training.

Every employee has access to duress alarms directly connected to our security contractor, who will notify the local police department. Staff is trained in using duress, hold-up, and panic alarms for appropriate circumstances. The facility has several duress/hold-up/panic alarms strategically mounted throughout the facility in case of need.

RFID access cards are used to control movement throughout the facilities. All employees are assigned an ID/access card consistent with their security level and access permissions. These cards are color-coded to access levels in the facility. An access matrix is available upon request of the Department of Consumer Protection (DCP). State-issued ID cards are used as employee identification cards and will be printed on the person of each employee.

State ID cards must be visibly worn by every employee while at the dispensary. The security operations team will report lost ID/access cards immediately. If it were an access card, they would program the card as "lost" in the access control system. If access is attempted by using the lost card in any card reader in the facility, an alarm will go off, with notifications sent to the security team. If deemed appropriate, law enforcement will be notified. Lost ID cards will be reported to the DCP immediately.

The facility's exterior is well-lit and equipped with video surveillance cameras that can be monitored from the video monitoring station. All marijuana and marijuana products are kept out of plain sight and are not visible from a public place outside of the dispensary without the use of binoculars, optical aids, or an aircraft. Interior cameras are installed in all limited access areas and locations where product is stored, received, weighed, handled, dispensed, cash handling, and safes. The video recording equipment will be securely stored in a security closet in a limited access room that only authorized Executive Management Team members can access.

All Limited Access Areas will be identified by the posting of a sign that shall be a minimum of 12" X12" and which states: "Do Not Enter – Limited Access Area – Access Limited to Authorized Personnel Only" in lettering no smaller than one inch in height. Limited Access areas are restricted to employees and agents of the DCP.

A perimeter alarm is installed on all building entry/exit points and perimeter windows. Curaleaf will also use a motion detection sensor system for the interior alarm. Closed Circuit Television is implemented at



the facility to capture clear identification of anyone at the following locations: exterior perimeter, all marijuana storage, dispensing area, entrance/exit to all marijuana storage, safes containing cash, facility entry, and exit points.

Any system failure (alarm/surveillance/access control) will provide notification, by phone or text, to our security team and executive management team on site. This alert will be sent within five minutes after the failure. If an alert is sent or a sensor is not working correctly, we will take prompt action to make corrections and document the action made.

All equipment (alarm/surveillance/access control) is maintained in a secure, limited-access location to prevent theft, loss, destruction, and alterations.

Additional security measures include:

- All panic/hold-up/duress alarms in our dispensary are connected to our local law enforcement authorities.
- Panic Buttons are placed at POS station 1.
- A hold-up is placed at all POS stations, front check-in, vault, offices, and each workstation.
- The alarm panel is equipped with a duress code of the company's choosing that will be given to each employee.
- A voice dialer equipped with a recorded message to emergency services is implemented in the event an alarm is tripped.
- Access to surveillance areas is limited to persons that are essential to surveillance operations, law enforcement authorities acting within their lawful jurisdictions, security system service personnel, and the DCP.
- Security reports can determine exactly who and when a dispensary agent entered a room using an RFID card.
- Surveillance rooms remain locked and are not to be used for any other function.
- All locks and security equipment are kept in good working order and are inspected and tested at regular intervals, at most 180 calendar days from the previous inspection and test.
- Continued surveillance of all locations where the product is stored, processed, and maintained.
- Active monitoring of all on-site premises, including dispensary parking lots, to ensure no on-site consumption or diversion takes place.
- Limited access to each retail facility according to the regulations
- All areas with marijuana are secured with RFID locks.
- All vaults are securely locked and protected from entry, except for the time required to remove or replace Marijuana or Marijuana products.
- Recordings from all video cameras shall be enabled to record 24 hours each day and be available for immediate viewing by the DCP on request for at least the preceding 30 calendar days.
- Recordings will not be destroyed or altered and must be retained as long as necessary if Curaleaf Connecticut is aware of a pending criminal, civil, or administrative investigation or legal proceeding for which the recording may contain relevant information.
- Our video systems are capable of immediately producing a clear, color still image, whether live or recorded, with a minimum of 9600 dpi. A date and time stamp are embedded on all recordings, which are synchronized and set correctly at all times. This timestamp does not obscure the picture in any way.



- Within our system, we are able to export a still image (in an industry-standard format, jpg). The exported video has the ability to be archived in a proprietary format that ensures authentication of the video and guarantees that no alteration of the recorded image has taken place. The exported video has the ability to be saved in an industry-standard format that can be played on a standard computer operating system. All recordings will be erased or destroyed prior to disposal.

Curaleaf, Connecticut obtains the services of two alarm companies. Command Co is our primary alarm company which provides cameras, door access, motion detection, and perimeter security. Advanced Lock is our secondary service which provides alarm notifications based on motion detection. Advanced lock will detect unauthorized entry when no employees are present with commercial-grade equipment separate from the main system.

Security Systems Bi-Annual Audit

- Curaleaf Connecticut will, on a bi-annual basis, obtain at its own expense a security system audit by the security vendor, Command Co., and Advanced Lock.
- A report of such an audit will be maintained at the MTC and at a corporate level.
- If the audit identifies concerns related to the MTC's security system, Curaleaf Connecticut will immediately submit a plan to mitigate those concerns.

In the event of a power outage, the Curaleaf Connecticut security system is equipped with 4 hours of battery-powered backup supply to prevent any temporary lapses of coverage. Each location will have a standby generator available to power the security system if a power outage lasts longer than 4 hours. As soon as the power outage is identified, a member of the EMT will contact the power company to understand precisely when the power outage occurred and when it will be resolved. In the event that all of the above fail or the power outage lasts more than 8 hours, Curaleaf Connecticut will report the incident to the DCP for further guidance.

Marijuana Products will be packaged in sealed, labeled, and tamper or child-resistant packaging prior to and during transportation. Retail facilities do not transport their own product to consumers or to other dispensaries. The transfer of product for all retail facilities are completed by one of our Cultivation/Processing facilities. Security measures will include, at a minimum, for each of our operational vehicles:

- A vehicle security system that includes an exterior alarm system.
- A secured, locked storage cage in each vehicle that is not easily removable for the purpose of transporting Marijuana and Marijuana Products.
- Manifests are maintained for each Marijuana Establishment.
- Secure communication between each vehicle and our dispatching location is maintained through smartphone devices. Our dispatching location has the capability to monitor the delivery route that the vehicle is performing.
- All of our vehicles contain a GPS monitoring device that is not mobile and is attached to the vehicle at all times that the vehicle contains Marijuana or Marijuana Products.
- Communication will occur when stopping at and leaving any scheduled location and regularly throughout the trip, at least every 30 minutes.
- Each vehicle includes one or more video cameras in the storage area of the vehicle and one or more video camera in the driver area of the vehicle, which will remain operational at all times during the



entire transportation process and has the ability to produce a clear color still photo whether live or recorded. A date and time stamp will be embedded in all recordings and is synchronized and set correctly at all times and does not significantly obscure the photo.

- All agents transporting products for Curaleaf Connecticut shall be registered as an agent and have a driver's license in good standing.
- All deliveries will be staffed with a minimum of two agents.
- Agents will carry their DCP Card at all times when transporting products and shall produce this card to the Commission or law enforcement authorities on request.
- At least one agent will remain with the vehicle at all times when the vehicle contains Marijuana or Marijuana Products.
- Curaleaf Connecticut will document and report any unusual discrepancy in inventory to the DCP within 24 hours of discovering such a discrepancy.
- Curaleaf Connecticut will report to the DCP and local law enforcement any vehicle accidents, diversions, losses, or other reportable incidents.
- All our vehicles used for transport will be owned or leased by Curaleaf.
- All of our vehicles will be properly registered, inspected, and insured in the State of Connecticut.
- Vehicles will be equipped with functioning heating and air conditioning systems appropriate for maintaining correct temperatures for the storage of Marijuana Products.
- All vehicles used for transport will be unmarked, and no Marijuana products will be visible from the outside of the vehicle.
- When transporting Marijuana Products, no other products will be allowed to be transported or stored in the same vehicle.

Concert Security Plan

In the event there is a concert in which the landlord rents parking spaces to concert patrons, Curaleaf Inc. will implement the following precautions to safeguard employees and patients:

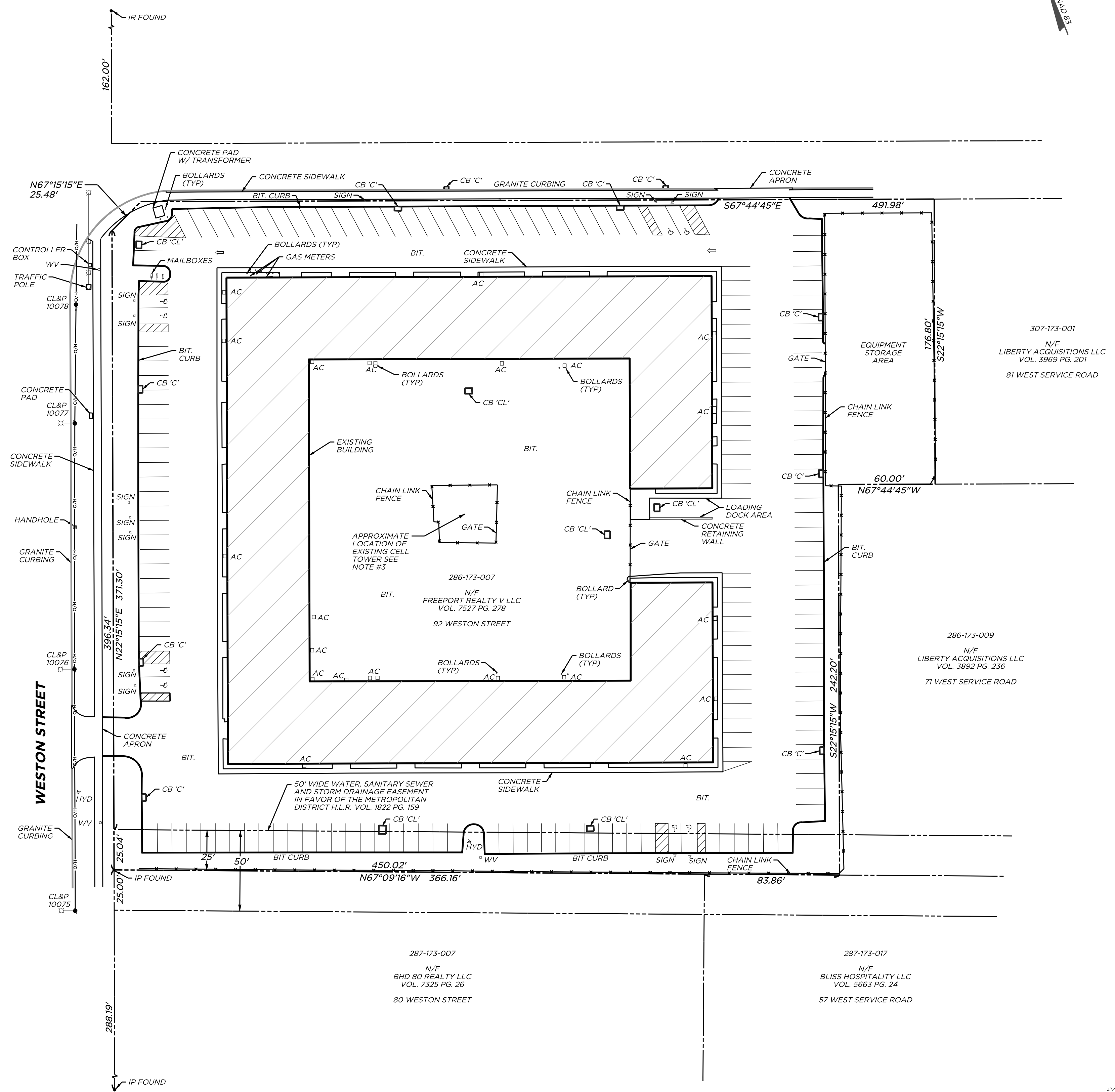
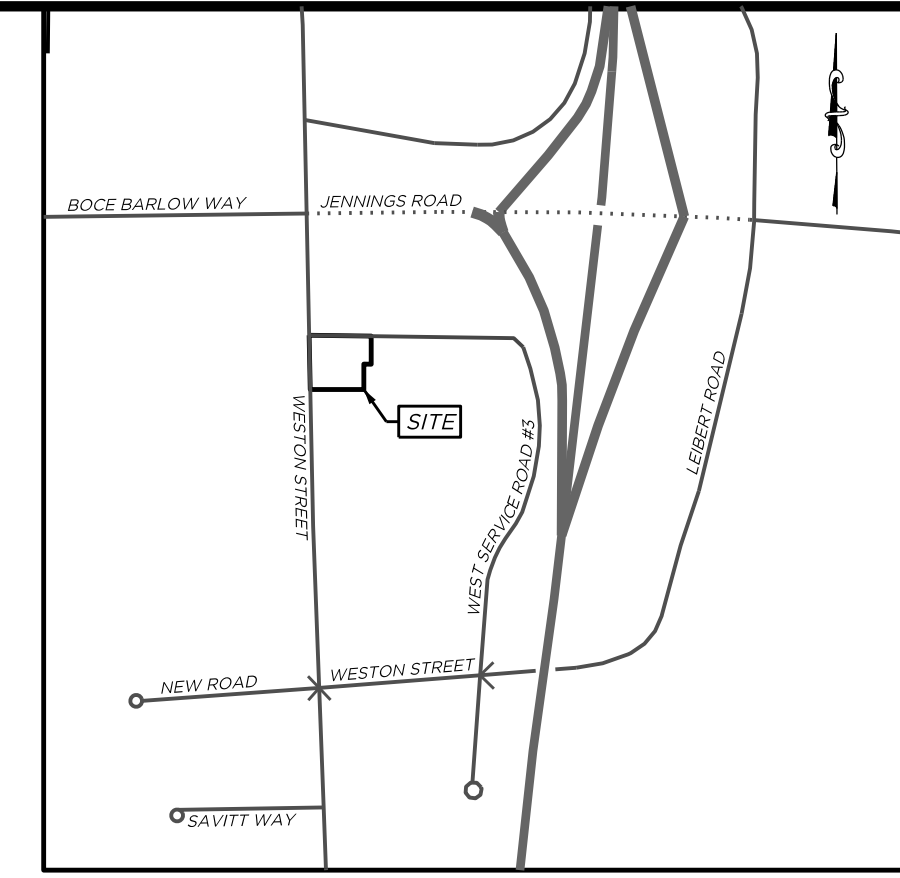
- Simsbury Security Operations Center will be notified to monitor the exterior surveillance cameras and keep open communication with the store team on an incident.
- Simsbury Security Operations Centers to monitor traffic in and out of the parking lot to ensure that concertgoers are not taking Curaleaf parking spaces.
- Curaleaf will add Curaleaf signage for patients' parking spaces, signifying that the spaces are reserved for Curaleaf patients only.
- Curaleaf Hartford and Security will follow the concert schedule to make appropriate risk assessments.
- All illegal activity in the parking lot will be reported to Hartford Police.

MAP REFERENCES

- MORTGAGE SURVEY PREPARED FOR WESTON SQUARE ASSOCIATES, LLC BANKING/RTM, N.A. AND COMMONWEALTH LAND TITLE INSURANCE COMPANY #92 WESTON STREET HARTFORD, CONNECTICUT. SCALE: 1" = 30'. DATE: 4-09-2002. BY: FLYNN & CYR LAND SURVEYING LLC. H.L.R. MAP NUMBER 2533.
- PROPERTY SURVEY FOR THE CITY OF HARTFORD SHOWING TAKING AREAS & CONSTRUCTION EASEMENT WESTON SQUARE ASSOCIATES #92 WESTON STREET HARTFORD, CONNECTICUT. SCALE: 1" = 30'. DATE: 1-10-2000. BY: FLYNN LAND SURVEYING ASSOCIATES, H.L.R. MAP NUMBER 2506.
- NORTH MEADOWS PROJECT MAP SHOWING TRACT E-2-S ON WESTON STREET AND WEST SERVICE ROAD IN HARTFORD, CONNECTICUT. SCALE: 1" = 100'. DATE: JAN. 1981. LAST REVISED: 12/10/82. BY: FRANCIS L. D'ONOFRIO, H.L.R. MAP NUMBER 1354.
- BOUNDARY DIVISION PLAN PREPARED FOR WESTON REALTY CORP. TRACT E-2-S WESTON STREET HARTFORD, CONNECTICUT. SCALE: 1" = 40'. DATE: 06/94. LAST REVISED: 03/01/96. BY: MESSIER & ASSOCIATES, INC. H.L.R. MAP NUMBER 2196.
- SURVEY MAP ORIGINAL LOT "B" TO BE DIVIDED INTO: TRACT E-2-S-II b(1) TRACT E-2-S-II b(2) TRACT E-2-S-II b(3) AND TRACT E-2-S PARCEL A(2) TRACT E-2-S PARCEL B(2) HARTFORD, CONNECTICUT. SCALE: 1" = 40'. DATE: 4-1-1998. LAST REVISED: 6/10/98. BY: IGOR VECHESLOFF H.L.R. MAP NUMBER 2302.

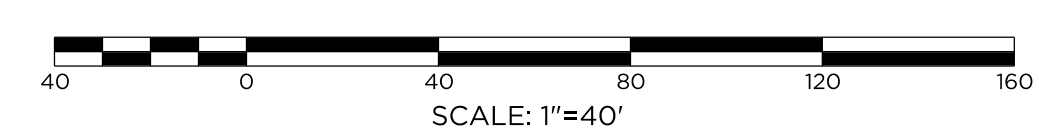
NOTES

- BEARINGS, COORDINATES AND ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE OBTAINED VIA GNSS OBSERVATIONS PROCESSED THROUGH THE SUPERIOR INSTRUMENT RTK GNSS NETWORK.
- FIELD SURVEY WAS CONDUCTED BY BARTON & LOGUIDICE IN JANUARY 2023.
- PARCEL SUBJECT TO EASEMENT FOR UNRESTRICTED RIGHTS OF ACCESS THERETO AND TO ELECTRIC AND TELEPHONE FACILITIES IN FAVOR OF SPRINT SPECTRUM L.P. SEE H.L.R. VOL. 3733 PG. 14.
- SUBJECT PARCEL AREA = 197,949 SQ. FT. OR 4.54 ACRES.
- ALL MONUMENTATION FOUND OR SET HAS BEEN DEPICTED ON THIS PLAN.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENT AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO BARTON & LOGUIDICE, THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG: 1-(800) 922-4455.



LEGEND

PROPERTY LINE	---
EASEMENT LINE	- - - - -
CHAIN LINK FENCE	—x—x—x—x—
OVERHEAD WIRES	—o—o—o—o—
UTILITY POLE	●
HYDRANT	⊛
WATER VALVE	◊
SIGN	□
CATCH BASIN	⊠
AC UNIT	AC
HANDICAPPED PARKING	♿
HARTFORD LAND RECORDS	H.L.R.
IRON PIPE OR REBAR FOUND	• IR
PARCEL ID	286-173-007

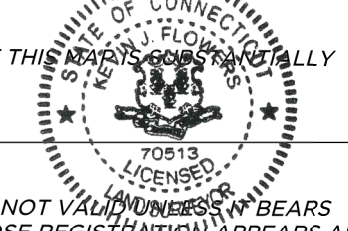


THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT AGENCIES "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY EXISTING CONDITIONS PLAN. BOUNDARY DETERMINATION CATEGORY RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS COMPLETELY CORRECT AS NOTED HEREON.

KEVIN J. FLOWERS, CT. L.S. #70513

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.



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OFFICE REVIEW	KJF
REVISIONS	

PROPERTY SURVEY
 EXISTING CONDITIONS PLAN
 PREPARED FOR
CURALEAF OF CONNECTICUT, INC.

92 WESTON STREET HARTFORD, CT

PROJECT	DATE	SHEET NO.	OF
4582.003	1/26/23	1	1

SCALE: 1" = 40'



February 3, 2023

Mr. Jacob Throneburg
Curaleaf
420 Lexington Ave
New York, NY 10170

**Re: Traffic and Parking Review
Medical to Hybrid Cannabis Facility
92 Weston Street
Hartford, Connecticut
SLR #141.21293.00002**

Dear Mr. Throneburg,

SLR Consulting US LLC (SLR) has prepared this review to evaluate the traffic and parking-related impact of the proposed conversion from a medical marijuana dispensary to a hybrid adult use cannabis retailer on the surrounding roadway network. This facility currently operates exclusively as a medical marijuana dispensary and is located at 92 Weston Street in Hartford, Connecticut within a retail plaza. Access is provided by two driveways. The west driveway connects the site to Weston Street. The east driveway connects the site to West Service Road. A Locus Map of the site is provided in **Figure 1**.

STUDY AREA INFORMATION

Study area information discussed in this section includes site visit observations and collected data regarding the site environs.

Roadway Network

Weston Street is classified as a local road with a posted speed limit of 40 miles per hour (mph). Weston Street has four lanes of travel, and sidewalks on both sides of the road. The 2021 annual average daily traffic (AADT) on Weston Street in the study area is 9,900 vehicles according to the Connecticut Department of Transportation (CTDOT) Traffic Monitoring Data. The west site driveway is under stop control and Weston Street is free.

West Service Road is classified as a local road with two lanes of travel, and a sidewalk on the south side of the road. The east site driveway is under stop control and West Service Road is free.

Turning Movement and Parking Counts

SLR conducted turning movement counts at both site driveways. Peak-period counts were conducted from 4:00 p.m. to 6:00 p.m. on Thursday January 26, 2023, and from 11:00 a.m. to 1:00 p.m. on Saturday January 28, 2023, to capture peak afternoon commuter activity and peak retail activity. For analysis, the highest single peak-hour volume for each time period was extracted from the count data. The study area peak hours were found to be from 4:15 p.m. to 5:15 p.m. (Weekday P.M. Peak Hour) and from 11:30 p.m. to 12:30 p.m. (Saturday Midday Peak Hour). The existing/baseline peak-hour traffic volumes are shown in **Figure 2**. Parking observations were also conducted at 92 Weston Street before and after each peak period. Complete turning movement and parking counts can be found in **Appendix A**.

Sight Lines

Two parameters, stopping sight distance (SSD) and intersection sight distance (ISD), are typically considered when evaluating a site access driveway in accordance with criteria set forth by the 2003 CTDOT *Highway Design Manual*. First, SSD ensures that drivers approaching an obstacle in the road have enough visibility to safely stop. This is especially critical at a driveway where a vehicle stopped in the roadway waiting to make a turn is likely to occur. SSD is measured using a line of sight along the major roadway centerline. Second, ISD accounts for a driver's ability to identify an appropriate gap in oncoming traffic. The length of the gap, which is dependent on speed and number of lanes a vehicle needs to cross to make a turn, should allow a vehicle to safely turn without necessitating a significant change in the speed of vehicles already traveling on the roadway. ISD is measured using a line of sight across the corners of the intersection.

There are two driveways that provide access 92 Weston Street, one is off Weston Street and the other is off West Service Road. Both site driveways are under stop control and the intersecting roadways are free. SSD and ISD measurements were taken on Weston Street and West Service Road at the site driveways. The minimum SSD and ISD requirements were determined based on the posted speed limit and measured in accordance with criteria set forth in the 2003 CTDOT *Highway Design Manual*. West Service Road does not have a posted speed limit, so 30 mph was assumed based on the posted speed limits of the surrounding roadways. The posted speed limit on Weston Street is 40 mph. Based on CTDOT criteria, the recommended SSD for a level roadway with a 30 mph and 40 mph speed limit is 200 feet and 305 feet respectively. Field evaluations indicate the recommended SSD is met at both driveways.

Based on CTDOT criteria, for 30 mph the ISD recommended from a minor road onto a major 2-lane road is 335 feet. At the West Service Road driveway, the intersection sight lines are partially obstructed by shrubs to the east and west of the driveway. It is recommended that the shrubs adjacent to the site driveway be removed or maintained to avoid obstructing sight lines. At 40 mph, the recommended ISD for a left-turn movement from a minor road onto a major 4-lane road is 475 feet and 445 feet for a right turn. The ISD to the north of the Weston Street driveway (looking right) is clear well beyond the intersection of Weston

Street with West Service Road, 340 feet from the driveway. ISD to the south of the Weston Street driveway (looking left) exceeds 500 feet, thereby meeting the recommended ISD.

Crash History

Crash data was investigated from the Connecticut Crash Data Repository for the most recent 3-year period (2020 to 2022) within the vicinity of the site, as summarized in **Table 1**. Crash data was analyzed at four locations, at the intersection of Weston Street with West Service Road, Weston Street along the site frontage, West Service Road along the site frontage, and within the site itself. As shown in Table 1, no collisions were reported on Weston Street along the site frontage. Of the collisions reported within the study area, the majority resulted in property damage only. There is no clear pattern of collision type within the vicinity of the site.

Table 1 Crash Data Summary

Criteria	Weston Street at West Service Road	Weston Street Abutting Site	West Service Road Abutting Site	Site
	Collision Type			
Angle	2	0	1	0
Head-On	0	0	0	0
Rear End	2	0	0	0
Sideswipe	2	0	0	0
Single Vehicle	1	0	0	0
Unknown/Other	0	0	0	1
Total	7	0	1	1
	Collision Severity			
Property Damage Only	4	0	1	1
Injury of any type (Serious, Minor, Possible)	3	0	0	0
Fatality	0	0	0	0
Total	7	0	1	1

Source: Connecticut Crash Data Repository

SITE DEVELOPMENT

As stated previously, the proposed site currently operates exclusively as a medical marijuana dispensary. The project proposes to convert the facility to a hybrid adult use cannabis retailer. The existing medical marijuana dispensary occupies a 3,485-square foot (SF) suite. The proposed hybrid adult use cannabis retailer will operate within the existing medical marijuana dispensary facility.

Trip Generation

The proposed site-generated peak-hour trips were estimated using statistical data published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. Per ITE, a Marijuana Dispensary is a facility where cannabis is sold to patients or retail consumers. **Table 2** summarizes the site-generated traffic estimated for the proposed development during the P.M. and Saturday peak hours.

Table 2 Trip Generation Summary

Use	ITE Land Use Code	Size	Units	P.M. Peak Hour			Saturday Peak Hour		
				In	Out	Total	In	Out	Total
Marijuana Dispensary	882	3,485	SF	42	44	86	50	50	100

Source: Trip Generation, 11th Edition. Institute of Transportation Engineers, 2021

As shown in Table 2, the proposed project is estimated to generate a total of 86 new vehicle trips during the weekday p.m. peak hour (42 vehicles entering and 44 vehicles exiting) and 100 total new vehicle trips during the Saturday midday peak hour (50 vehicles entering and 50 vehicles exiting).

Transaction data from the existing medical marijuana dispensary was reviewed to understand the current trip generation characteristics. On Thursday, January 26, 2023, the facility processed 26 transactions between 4:00 p.m. and 5:00 p.m. and 27 transactions between 5:00 p.m. and 6:00 pm. On Saturday, January 28, 2023, the facility processed 30 transactions between 11:00 a.m. and 12:00 p.m. and 28 transactions between 12:00 p.m. and 1:00 p.m. Transactions are expected to double with the conversion to a hybrid adult use cannabis retailer. It is also important to note the trips generated by the existing medical marijuana dispensary are included in the existing traffic volumes. For the purpose of this traffic review, the trips generated by the existing facility were not subtracted from the proposed project site generated trips. In reality, the net increase in traffic by the facility will be less than the totals listed in Table 2. For both of these reasons, the site-generated peak-hour trips estimated using ITE rates are likely conservative.

Trip Distribution

The distribution of the site-generated traffic was estimated based on review of the roadway traffic patterns in the vicinity of the site. Roadway traffic patterns were determined based on the existing traffic volumes conducted at the site driveways. The site trip distribution percentages projected from this data are shown in **Table 3** and presented graphically in **Figure 3**.

Table 3 Trip Distribution Summary

To/From	Via	Enter	Exit
East	West Service Road	5%	5%
West	West Service Road	10%	10%
North	Weston Street	40%	65%
South	Weston Street	45%	20%
		100%	100%

Based on the proposed development trip generation and trip distribution calculations, the site-generated trips were assigned to the study area intersections accordingly during the weekday afternoon and Saturday peak hours as shown in **Figure 4**.

CAPACITY ANALYSIS

Capacity analysis was performed at the site driveways to evaluate the impact of the hybrid adult use cannabis retailer and medical marijuana dispensary on the surrounding roadway network. Intersection capacity results are expressed as a level of service (LOS) letter. LOS is used to provide a qualitative evaluation of the efficiency of operations of an intersection in terms of delay and inconvenience based on certain quantitative calculations. LOS A describes operations with very low average control delay per vehicle while LOS F describes operations with long average delays. The study intersections were evaluated using *Synchro 11 (Trafficware)* traffic analysis software package.

These evaluations were used to determine possible traffic impacts from the proposed facility based on a comparison of existing and future traffic operations. The existing conditions analysis is reflective of current operations, while the future condition reflects existing traffic operations plus anticipated new trips generated by the proposed hybrid adult use cannabis retailer and medical marijuana dispensary. **Table 4** summarizes the capacity analysis results for weekday afternoon and Saturday peak hours. The *Synchro* analysis worksheets are included in **Appendix B**. As shown in Table 4, it is expected that all movements at the site driveways will continue to operate at LOS of B or better with the conversion of the facility to a hybrid adult use cannabis retailer.

Table 4 Intersection Capacity Analysis

Intersection / Lane Group	Level of Service (Delay in Seconds)			
	Weekday Afternoon Peak Hour		Saturday Midday Peak Hour	
	Existing	Future	Existing	Future
Weston Street and Site Driveway				
Westbound Left/Right	B (10.0)	B (10.6)	A (9.5)	B (10.1)
Southbound Left/Through	A (0.8)	A (1.3)	A (1.0)	A (1.6)
West Service Road and Site Driveway				
Northbound Left/Right	A (9.1)	A (9.2)	A (9.3)	A (9.3)
Westbound Left/Through	A (0.2)	A (0.5)	A (0.2)	A (0.6)

Notes: LOS calculations were performed using *Synchro 11*.

PARKING ANALYSIS

The parking analysis for the proposed dispensary was performed to generally estimate the parking supply and demand on the subject parcel. There are 170 shared parking spaces available for patrons of the 92 Weston Street Plaza. Parking counts were collected at the start and end of the weekday PM and Saturday peak hours in the shared lot at 92 Weston Street when peak transaction times for the marijuana dispensary are expected to occur. This data is shown in **Table 5**, and included in Appendix A. This data suggests the businesses currently at 92 Weston Street utilize a maximum of 44 parking spaces during the weekday afternoon period, leaving 126 available parking spaces. Similarly, a maximum of 42 parking spaces are expected to be occupied during the Saturday peak period, leaving 128 parking spaces available.

Table 5 Parking Count Summary

Time		Occupied Parking Spaces	Available Parking Spaces
Weekday Afternoon	Before 4:00 p.m.	43	127
	After 6:00 p.m.	44	126
Saturday	Before 11:00 a.m.	42	128
	After 1:00 p.m.	35	135

Notes: Observations conducted on Thursday January 26, 2023 and Saturday January 28, 2023.

The ITE *Parking Generation Manual* suggests a facility of this size would, on average, have a parking demand of approximately 26 spaces. Again, this total accounts for sales of both medical and retail

cannabis. As such, even during the peak times, there are enough spaces available within the 92 Weston Street Plaza to adequately handle the parking demands for the retail cannabis transactions once the facility becomes established. Some novelty peaks may materialize in the early weeks of operations, and proper planning for potential overflow should be done.

CONCLUSION

SLR has prepared this traffic and parking review for the proposed hybrid adult use cannabis retailer and medical marijuana dispensary in Hartford, CT. The results of this assessment indicate that the additional trips generated by the conversion to a hybrid adult use cannabis retailer from a medical marijuana dispensary will have minimal impact to the surrounding roadway network. As such, no traffic mitigation is necessary. Additionally, our parking analysis found that, even during the peak times, it is our opinion that the 92 Weston Street Plaza will adequately handle the parking demands for the retail cannabis transactions once the facility becomes established.

We hope this report is useful to you and the City of Hartford. If you have any questions or need anything further, please do not hesitate to contact the undersigned.

Sincerely,

SLR International Corporation



David G. Sullivan, PE
US Manager of Traffic & Transportation Planning



Kimberly Guthrie
Project Transportation Engineer

21293.00002.f323.ltr.docx

FIGURES

Figure 1: Locus Map

Figure 2: Existing Peak Hour Traffic Volumes

Figure 3: Traffic Distribution

Figure 4: Site Generated Trip Assignment

Figure 5: Future Peak Hour Traffic Volumes



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 Date Saved: 1/26/2023
 Document Path: Y:\21293.000021\Mapa\Locus Map.aprx

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 99 REALTY DRIVE
 CHESHIRE, CT 06410
 203.271.1773

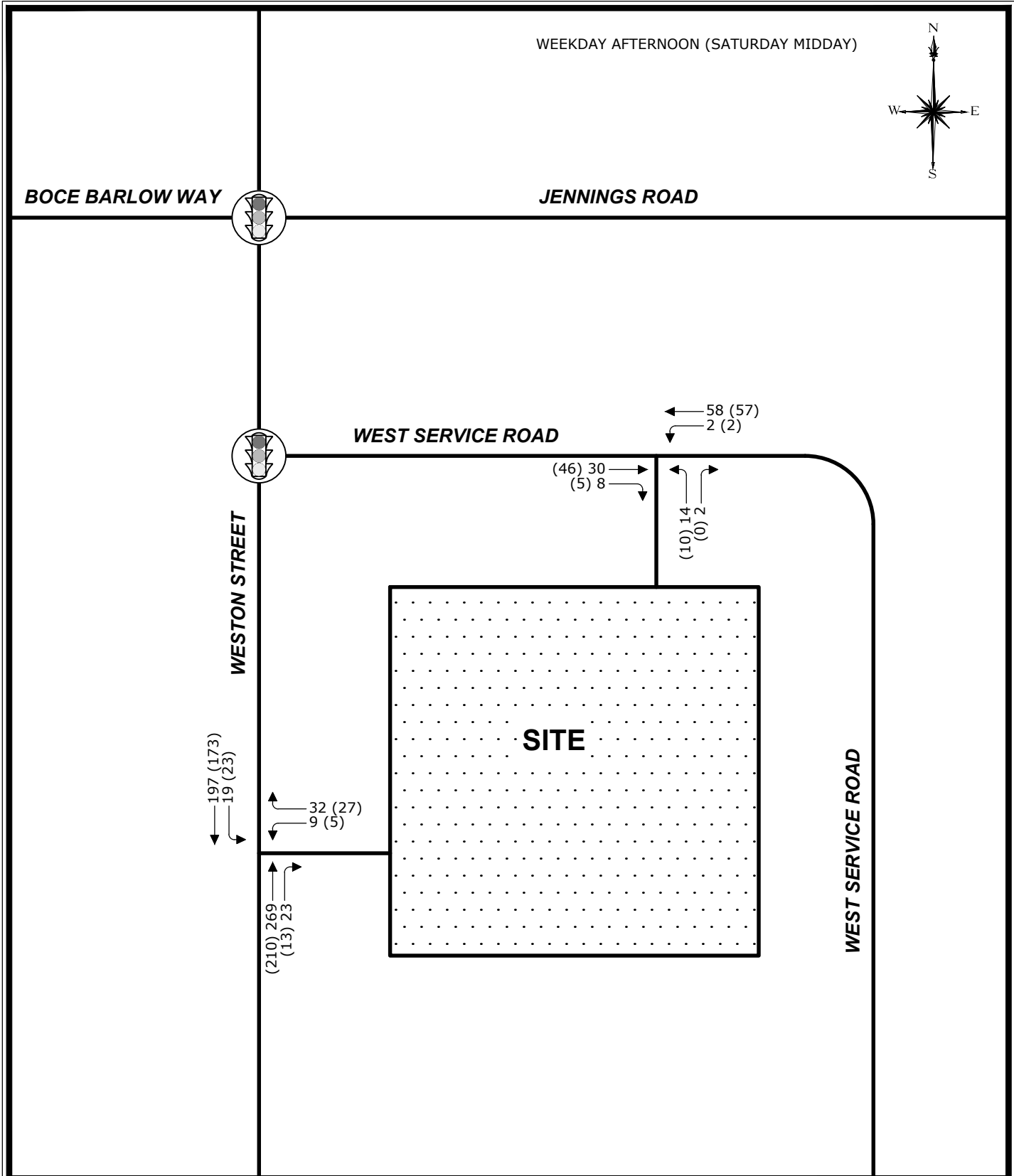
LOCATION MAP
 MEDICAL TO HYBRID CANNABIS FACILITY
 CURALEAF
 92 WESTON STREET
 HARTFORD, CONNECTICUT




SCALE 1" = 500'
 DATE 1/26/2023
 141.21293.00002
 PROJ. NO.
FIG. 1

Drawing: W:\CADDESIGN\21293.00002-DE\CAD\TRAFFIC VOLUME FIGURES.DWG Layout Tab:EX

Plotted by: KOUTHRE On this date: Thu, 2023 February 2 - 2:38pm

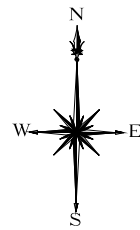


CURALEAF CANNABIS DISPENSARY

2023 EXISTING TRAFFIC CONDITIONS

92 WESTON STREET, HARTFORD, CT

DATE	FEBRUARY 2023		
SCALE	N.T.S.		
PROJ. NO.	141.21293.00002		
DESIGNED	DRAWN	CHECKED	
	KPG	DGS	
DRAWING NAME:			
FIG. 2			



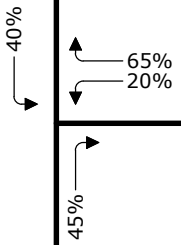
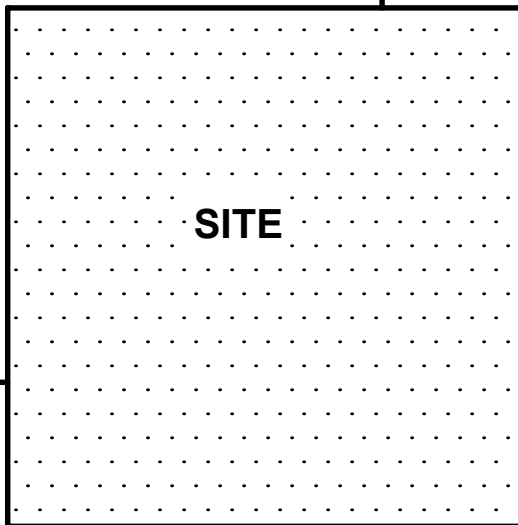
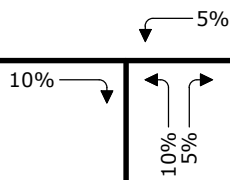
BOCE BARLOW WAY

JENNINGS ROAD



WEST SERVICE ROAD

WESTON STREET



WEST SERVICE ROAD

SITE

Drawing: W:\CADDESIGN\21293.00002-DE\CAD\TRAFFIC VOLUME FIGURES.DWG Layout Tab:DISTRIBUTION

Plotted by: KOUTHIE On this date: Thu, 2023 February 2 - 2:38pm



CURALEAF CANNABIS DISPENSARY

**SITE GENERATED TRAFFIC
ARRIVAL & DEPARTURE DISTRIBUTION**

92 WESTON STREET, HARTFORD, CT

DATE **FEBRUARY 2023**

SCALE **N.T.S.**

PROJ. NO. **141.21293.00002**

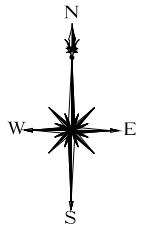
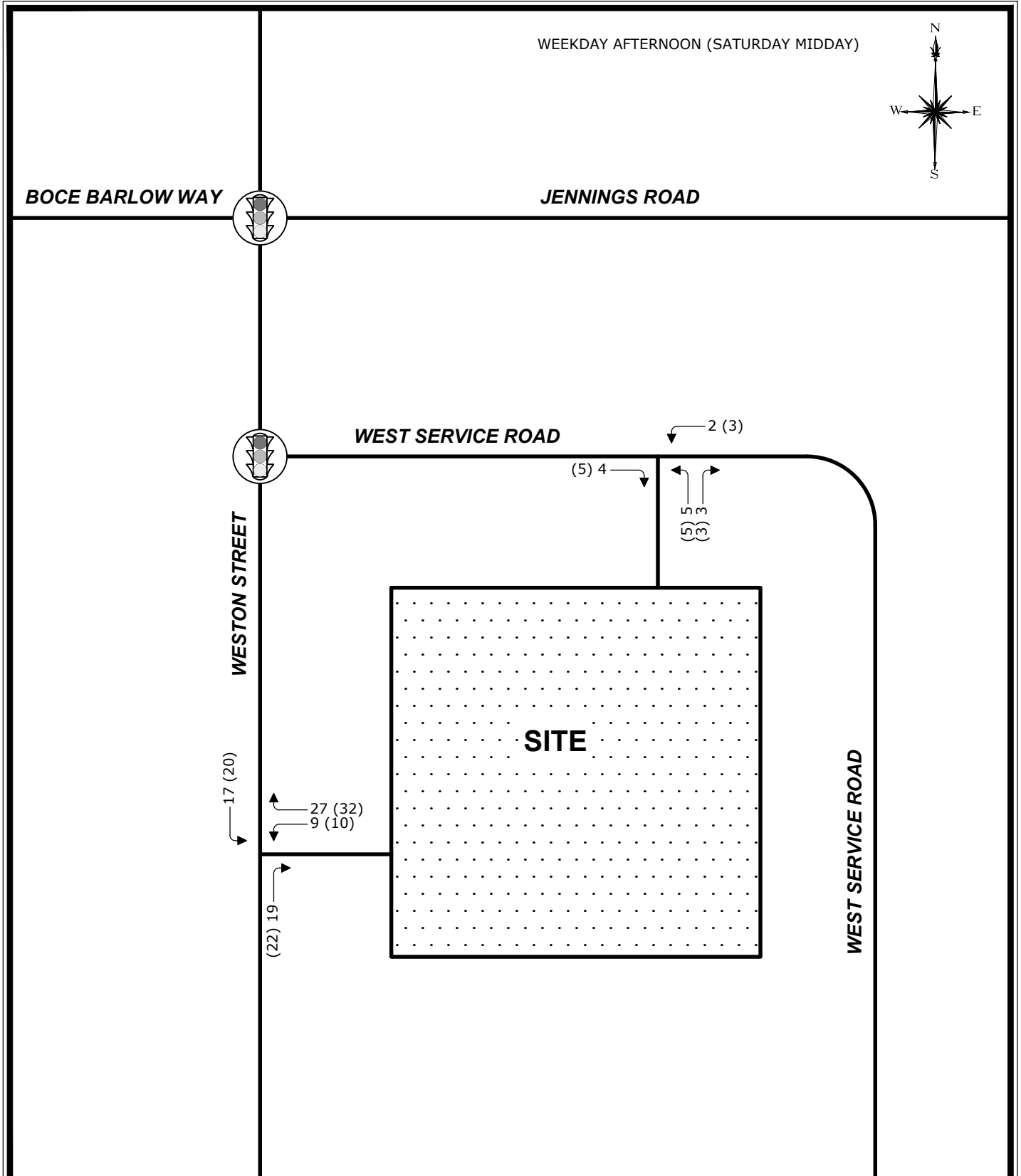
DESIGNED	DRAWN	CHECKED
	KPG	DGS

DRAWING NAME:

FIG. 3

Drawing: W:\CADDESIGN\21293.00002-DE\CAD\TRAFFIC VOLUME FIGURES.DWG Layout Tab:SITE

Plotted by: KOUTHRE On this date: Thu, 2023 February 2 - 2:38pm



CURALEAF CANNABIS DISPENSARY

SITE GENERATED TRAFFIC VOLUMES

92 WESTON STREET, HARTFORD, CT

DATE	FEBRUARY 2023		
SCALE	N.T.S.		
PROJ. NO.	141.21293.00002		
DESIGNED	DRAWN	CHECKED	
	KPG	DGS	

DRAWING NAME:
FIG. 4



WEEKDAY AFTERNOON (SATURDAY MIDDAY)

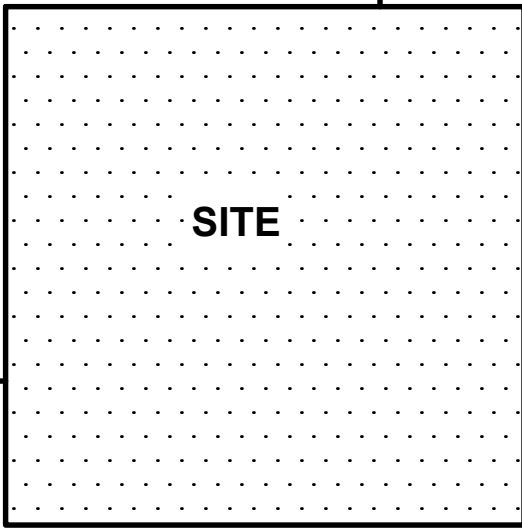
BOCE BARLOW WAY

JENNINGS ROAD



WEST SERVICE ROAD

WESTON STREET



SITE

← 58 (57)
← 4 (5)

(46) 30 →
(10) 12 →

← (15) 19
← (3) 5

← 197 (173)
← 36 (43)

← 59 (59)
← 18 (15)

← (210) 269
← (35) 42

WEST SERVICE ROAD



CURALEAF CANNABIS DISPENSARY

2023 COMBINED TRAFFIC CONDITIONS

92 WESTON STREET, HARTFORD, CT

DATE **FEBRUARY 2023**

SCALE **N.T.S.**

PROJ. NO. **141.21293.00002**

DESIGNED	DRAWN	CHECKED
	KPG	DGS

DRAWING NAME:

FIG. 5

APPENDIX A

DATA COLLECTION

Table 1
SITE PARKING OBSERVATIONS
92 Weston St. Parking Lot
 Thursday January 26th, 2023
 Hartford, CT

	SITE PARKING LOT
TIME	163 Available Spaces
<i>Before 4:00 p.m.</i>	43
<i>After 6:00 p.m.</i>	44

*Source: Reliable Traffic Counts, LLC field observations
 conducted on Thursday January 26th, 2023*

Table 2
SITE PARKING OBSERVATIONS
92 Weston St. Parking Lot
 Saturday January 28th, 2023
 Hartford, CT

	SITE PARKING LOT
TIME	163 Available Spaces
<i>Before 11:00 a.m.</i>	42
<i>After 1:00 p.m.</i>	35

*Source: Reliable Traffic Counts, LLC field observations
 conducted on Saturday January 28th, 2023*

***Mid-day TRAFFIC COUNTS (11:00 to 1:00 p.m.)
Locations 1 and 2
Saturday January 28th, 2023
Hartford, CT***



Reliable Traffic Counts, LLC
Vehicle/Data Collection Service

11 Branham Dr. East Haven, CT 06512 Tel. 203-530-2042 Fax: 203-469-0215 rtcvdc@aol.com

Weston St. at Site Driveway "A"
 Mid-day TRAFFIC COUNTS (11:00 to 1:00 p.m.)
 Hartford,CT
 prepared by Reliable Traffic Counts, LLC
 Weather Clear

TRAFFIC COUNTS
 PEAK HOUR
 11:00 TO 12:00 NOON

File Name : 1429-1S
 Site Code : 00000001
 Start Date : 1/28/2023
 Page No : 1

Groups Printed- CARS - TRUCKS - BUSES

Start Time	WESTON ST. SOUTHBOUND					SITE DRIVEWAY "A" WESTBOUND					WESTON ST. NORTHBOUND					EASTBOUND					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
11:00 AM	0	43	8	0	51	9	0	4	1	14	3	59	0	0	62	0	0	0	0	0	127
11:15 AM	0	41	4	0	45	3	0	2	0	5	6	42	0	0	48	0	0	0	0	0	98
11:30 AM	0	50	3	0	53	9	0	1	1	11	5	57	0	0	62	0	0	0	0	0	126
11:45 AM	0	41	10	0	51	9	0	0	2	11	2	50	0	0	52	0	0	0	0	0	114
Total	0	175	25	0	200	30	0	7	4	41	16	208	0	0	224	0	0	0	0	0	465
12:00 PM	0	45	3	0	48	4	0	2	2	8	6	52	0	0	58	0	0	0	0	0	114
12:15 PM	0	37	7	0	44	5	0	2	1	8	0	51	0	0	51	0	0	0	0	0	103
12:30 PM	0	38	11	0	49	8	0	6	2	16	8	31	0	0	39	0	0	0	0	0	104
12:45 PM	0	37	5	0	42	6	0	6	0	12	5	48	0	0	53	0	0	0	0	0	107
Total	0	157	26	0	183	23	0	16	5	44	19	182	0	0	201	0	0	0	0	0	428
Grand Total	0	332	51	0	383	53	0	23	9	85	35	390	0	0	425	0	0	0	0	0	893
Apprch %	0	86.7	13.3	0		62.4	0	27.1	10.6		8.2	91.8	0	0		0	0	0	0	0	
Total %	0	37.2	5.7	0	42.9	5.9	0	2.6	1	9.5	3.9	43.7	0	0	47.6	0	0	0	0	0	
CARS	0	329	50	0	379	53	0	23	9	85	35	386	0	0	421	0	0	0	0	0	885
% CARS	0	99.1	98	0	99	100	0	100	100	100	100	99	0	0	99.1	0	0	0	0	0	99.1
TRUCKS	0	1	1	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4
% TRUCKS	0	0.3	2	0	0.5	0	0	0	0	0	0	0.5	0	0	0.5	0	0	0	0	0	0.4
BUSES	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4
% BUSES	0	0.6	0	0	0.5	0	0	0	0	0	0	0.5	0	0	0.5	0	0	0	0	0	0.4

Weston St. at Site Driveway "B"
 Mid-day TRAFFIC COUNTS (11:00 to 1:00 p.m.)
 Hartford, CT
 prepared by Reliable Traffic Counts, LLC
 Weather Clear

TRAFFIC COUNTS
 PEAK HOUR
 12:00 TO 1:00 P.M.

File Name : 1429-2S
 Site Code : 00000002
 Start Date : 1/28/2023
 Page No : 4

Groups Printed- CARS

Start Time	SOUTHBOUND					W. SERVICE RD. WESTBOUND					SITE DRIVEWAY "B" NORTHBOUND					W. SERVICE RD. EASTBOUND					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
11:00 AM	0	0	0	0	0	0	18	0	0	18	0	0	3	0	3	3	12	0	0	15	36
11:15 AM	0	0	0	0	0	0	15	0	0	15	0	0	2	0	2	1	7	0	0	8	25
11:30 AM	0	0	0	0	0	0	14	0	0	14	0	0	1	0	1	0	5	0	0	5	20
11:45 AM	0	0	0	0	0	0	10	1	0	11	0	0	2	0	2	1	10	0	0	11	24
Total	0	0	0	0	0	0	57	1	0	58	0	0	8	0	8	5	34	0	0	39	105
12:00 PM	0	0	0	0	0	0	18	0	0	18	0	0	3	1	4	1	18	0	0	19	41
12:15 PM	0	0	0	0	0	0	15	1	0	16	0	0	4	0	4	3	13	0	0	16	36
12:30 PM	0	0	0	0	0	0	9	1	0	10	0	0	2	2	4	0	7	0	0	7	21
12:45 PM	0	0	0	0	0	0	18	0	0	18	0	0	3	1	4	2	13	0	0	15	37
Total	0	0	0	0	0	0	60	2	0	62	0	0	12	4	16	6	51	0	0	57	135
Grand Total	0	0	0	0	0	0	117	3	0	120	0	0	20	4	24	11	85	0	0	96	240
Apprch %	0	0	0	0	0	0	97.5	2.5	0	50	0	0	83.3	16.7	10	11.5	88.5	0	0	40	
Total %	0	0	0	0	0	0	48.8	1.2	0	50	0	0	8.3	1.7	10	4.6	35.4	0	0	40	

Weston St. at Site Driveway "B"
 Mid-day TRAFFIC COUNTS (11:00 to 1:00 p.m.)
 Hartford, CT
 prepared by Reliable Traffic Counts, LLC
 Weather Clear

TRAFFIC COUNTS
 PEAK HOUR
 12:00 TO 1:00 P.M.

File Name : 1429-2S
 Site Code : 00000002
 Start Date : 1/28/2023
 Page No : 5

Groups Printed- TRUCKS

Start Time	SOUTHBOUND					W. SERVICE RD. WESTBOUND					SITE DRIVEWAY "B" NORTHBOUND					W. SERVICE RD. EASTBOUND					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

Weston St. at Site Driveway "B"
 Mid-day TRAFFIC COUNTS (11:00 to 1:00 p.m.)
 Hartford,CT
 prepared by Reliable Traffic Counts, LLC
 Weather Clear

TRAFFIC COUNTS
 PEAK HOUR
 12:00 TO 1:00 P.M.

File Name : 1429-2S
 Site Code : 00000002
 Start Date : 1/28/2023
 Page No : 6

Groups Printed- BUSES

Start Time	SOUTHBOUND					W. SERVICE RD. WESTBOUND					SITE DRIVEWAY "B" NORTHBOUND					W. SERVICE RD. EASTBOUND					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

***P.M. TRAFFIC COUNTS (4:00 to 6:00 p.m.)
Locations 1 and 2
Thursday January 26th, 2023
Hartford, CT***



Reliable Traffic Counts, LLC
Vehicle/Data Collection Service
11 Branhaven Dr. East Haven, CT 06512 Tel. 203-530-2042 Fax: 203-469-0215 rtcvdc@aol.com

Weston St. at Site Driveway "A"
P.M. TRAFFIC COUNTS (4:00 to 6:00 p.m.)
Hartford, CT
prepared by Reliable Traffic Counts, LLC
Weather Clear

TRAFFIC COUNTS
PEAK HOUR
4:00 TO 5:00 P.M.

File Name : 1428-1TH
Site Code : 00000001
Start Date : 1/26/2023
Page No : 1

Groups Printed- CARS - TRUCKS - BUSES

Start Time	WESTON ST. SOUTHBOUND					SITE DRIVEWAY "A" WESTBOUND					WESTON ST. NORTHBOUND					EASTBOUND					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	0	48	2	0	50	7	0	1	1	9	9	84	0	0	93	0	0	0	1	1	153
04:15 PM	0	47	7	0	54	9	0	1	0	10	7	76	0	0	83	0	0	0	0	0	147
04:30 PM	0	56	3	0	59	4	0	2	0	6	6	60	0	0	66	0	0	0	0	0	131
04:45 PM	0	44	5	0	49	6	0	3	0	9	7	58	0	0	65	0	0	0	0	0	123
Total	0	195	17	0	212	26	0	7	1	34	29	278	0	0	307	0	0	0	1	1	554
05:00 PM	0	50	4	0	54	13	0	3	1	17	3	75	0	0	78	0	0	0	0	0	149
05:15 PM	0	56	8	0	64	6	0	1	0	7	1	59	0	0	60	0	0	0	0	0	131
05:30 PM	0	41	4	0	45	6	0	1	2	9	2	52	0	0	54	0	0	0	0	0	108
05:45 PM	0	39	7	0	46	4	0	2	0	6	3	42	0	0	45	0	0	0	0	0	97
Total	0	186	23	0	209	29	0	7	3	39	9	228	0	0	237	0	0	0	0	0	485
Grand Total	0	381	40	0	421	55	0	14	4	73	38	506	0	0	544	0	0	0	1	1	1039
Apprch %	0	90.5	9.5	0		75.3	0	19.2	5.5		7	93	0	0		0	0	0	100		
Total %	0	36.7	3.8	0	40.5	5.3	0	1.3	0.4	7	3.7	48.7	0	0	52.4	0	0	0	0.1	0.1	
CARS	0	375	40	0	415	55	0	14	4	73	38	490	0	0	528	0	0	0	1	1	1017
% CARS	0	98.4	100	0	98.6	100	0	100	100	100	100	96.8	0	0	97.1	0	0	0	100	100	97.9
TRUCKS	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	5
% TRUCKS	0	0.5	0	0	0.5	0	0	0	0	0	0	0.6	0	0	0.6	0	0	0	0	0	0.5
BUSES	0	4	0	0	4	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	17
% BUSES	0	1	0	0	1	0	0	0	0	0	0	2.6	0	0	2.4	0	0	0	0	0	1.6

W. Srevice Rd. at Site Driveway "B"

P.M. TRAFFIC COUNTS (4:00 to 6:00 p.m.)

Hartford, CT

prepared by Reliable Traffic Counts, LLC

Weather Clear

TRAFFIC COUNTS
PEAK HOUR
4:15 TO 5:15 P.M.

File Name : 1428-2TH
Site Code : 00000002
Start Date : 1/26/2023
Page No : 4

Groups Printed- CARS

Start Time	SOUTHBOUND					W. SERVICE RD. WESTBOUND					SITE DRIVEWAY "B" NORTHBOUND					W. SERVICE RD. EASTBOUND					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	0	0	0	0	0	0	14	1	0	15	0	0	2	0	2	4	10	0	0	14	31
04:15 PM	0	0	0	0	0	0	10	0	0	10	1	0	4	0	5	4	6	0	0	10	25
04:30 PM	0	0	0	0	0	0	12	0	0	12	0	0	2	0	2	2	9	0	0	11	25
04:45 PM	0	0	0	0	0	0	15	0	0	15	0	0	5	0	5	0	8	1	0	9	29
Total	0	0	0	0	0	0	51	1	0	52	1	0	13	0	14	10	33	1	0	44	110
05:00 PM	0	0	0	0	0	0	21	2	0	23	1	0	2	0	3	2	7	0	0	9	35
05:15 PM	0	0	0	0	0	0	12	0	0	12	0	0	1	0	1	0	5	0	0	5	18
05:30 PM	0	0	0	0	0	0	11	0	0	11	0	0	2	0	2	0	3	0	0	3	16
05:45 PM	0	0	0	0	0	0	9	1	0	10	0	0	0	0	0	4	6	0	0	10	20
Total	0	0	0	0	0	0	53	3	0	56	1	0	5	0	6	6	21	0	0	27	89
Grand Total	0	0	0	0	0	0	104	4	0	108	2	0	18	0	20	16	54	1	0	71	199
Apprch %	0	0	0	0	0	0	96.3	3.7	0		10	0	90	0		22.5	76.1	1.4	0		
Total %	0	0	0	0	0	0	52.3	2	0	54.3	1	0	9	0	10.1	8	27.1	0.5	0	35.7	

W. Srevice Rd. at Site Driveway "B"

P.M. TRAFFIC COUNTS (4:00 to 6:00 p.m.)

Hartford, CT

prepared by Reliable Traffic Counts, LLC

Weather Clear

TRAFFIC COUNTS

PEAK HOUR

4:15 TO 5:15 P.M.

File Name : 1428-2TH

Site Code : 00000002

Start Date : 1/26/2023

Page No : 5

Groups Printed- TRUCKS

Start Time	SOUTHBOUND					W. SERVICE RD. WESTBOUND					SITE DRIVEWAY "B" NORTHBOUND					W. SERVICE RD. EASTBOUND					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1
Apprch %	0	0	0	0	0	0	0	0	0	0	0	0	100	0	100	0	0	0	0	0	
Total %	0	0	0	0	0	0	0	0	0	0	0	0	100	0	100	0	0	0	0	0	

W. Srevice Rd. at Site Driveway "B"

P.M. TRAFFIC COUNTS (4:00 to 6:00 p.m.)

Hartford, CT

prepared by Reliable Traffic Counts, LLC

Weather Clear

TRAFFIC COUNTS

PEAK HOUR

4:15 TO 5:15 P.M.

File Name : 1428-2TH

Site Code : 00000002

Start Date : 1/26/2023

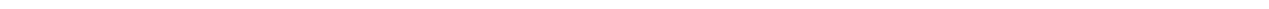
Page No : 6

Groups Printed- BUSES

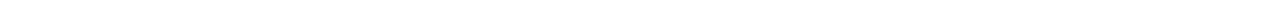
Start Time	SOUTHBOUND					W. SERVICE RD. WESTBOUND					SITE DRIVEWAY "B" NORTHBOUND					W. SERVICE RD. EASTBOUND					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

APPENDIX B

SYNCHRO ANALYSIS WORKSHEETS



EXISTING CONDITIONS



HCM 6th TWSC
 1: Weston Street & West Site Driveway

02/03/2023

Intersection						
Int Delay, s/veh	1.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	32	269	23	19	197
Future Vol, veh/h	9	32	269	23	19	197
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	34	289	25	20	212

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	448	157	0	0	314
Stage 1	302	-	-	-	-
Stage 2	146	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	539	861	-	-	1243
Stage 1	724	-	-	-	-
Stage 2	866	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	529	861	-	-	1243
Mov Cap-2 Maneuver	529	-	-	-	-
Stage 1	724	-	-	-	-
Stage 2	850	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10	0	0.8
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	757	1243
HCM Lane V/C Ratio	-	-	0.058	0.016
HCM Control Delay (s)	-	-	10	7.9
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1

HCM 6th TWSC
2: East Site Driveway & West Service Road

02/03/2023

Intersection						
Int Delay, s/veh	1.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	30	8	2	58	14	2
Future Vol, veh/h	30	8	2	58	14	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	37	10	2	71	17	2
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	47	0	117	42
Stage 1	-	-	-	-	42	-
Stage 2	-	-	-	-	75	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1560	-	879	1029
Stage 1	-	-	-	-	980	-
Stage 2	-	-	-	-	948	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1560	-	878	1029
Mov Cap-2 Maneuver	-	-	-	-	878	-
Stage 1	-	-	-	-	980	-
Stage 2	-	-	-	-	947	-
Approach	EB	WB	NB			
HCM Control Delay, s	0	0.2	9.1			
HCM LOS			A			
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	894	-	-	1560	-	
HCM Lane V/C Ratio	0.022	-	-	0.002	-	
HCM Control Delay (s)	9.1	-	-	7.3	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0.1	-	-	0	-	

HCM 6th TWSC
 1: Weston Street & West Site Driveway

02/03/2023

Intersection						
Int Delay, s/veh	1.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	27	210	13	23	173
Future Vol, veh/h	5	27	210	13	23	173
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	1	0	2
Mvmt Flow	6	30	233	14	26	192

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	388	124	0	0	247
Stage 1	240	-	-	-	-
Stage 2	148	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.1
Critical Hdwy Stg 1	5.8	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2
Pot Cap-1 Maneuver	593	910	-	-	1331
Stage 1	783	-	-	-	-
Stage 2	870	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	580	910	-	-	1331
Mov Cap-2 Maneuver	580	-	-	-	-
Stage 1	783	-	-	-	-
Stage 2	851	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.5	0	1
HCM LOS	A		

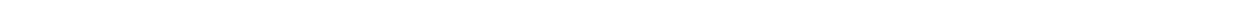
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	836	1331
HCM Lane V/C Ratio	-	-	0.043	0.019
HCM Control Delay (s)	-	-	9.5	7.8
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1

HCM 6th TWSC
2: East Site Driveway & West Service Road

02/03/2023

Intersection						
Int Delay, s/veh	0.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	46	5	2	57	10	0
Future Vol, veh/h	46	5	2	57	10	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	61	7	3	76	13	0
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	68	0	147	65
Stage 1	-	-	-	-	65	-
Stage 2	-	-	-	-	82	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1546	-	850	1005
Stage 1	-	-	-	-	963	-
Stage 2	-	-	-	-	946	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1546	-	848	1005
Mov Cap-2 Maneuver	-	-	-	-	848	-
Stage 1	-	-	-	-	963	-
Stage 2	-	-	-	-	944	-
Approach	EB	WB	NB			
HCM Control Delay, s	0	0.2	9.3			
HCM LOS			A			
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	848	-	-	1546	-	
HCM Lane V/C Ratio	0.016	-	-	0.002	-	
HCM Control Delay (s)	9.3	-	-	7.3	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	

FUTURE CONDITIONS



HCM 6th TWSC
 1: Weston Street & West Site Driveway

02/03/2023

Intersection						
Int Delay, s/veh	1.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	18	59	269	42	36	197
Future Vol, veh/h	18	59	269	42	36	197
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	63	289	45	39	212

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	496	167	0	0	334
Stage 1	312	-	-	-	-
Stage 2	184	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	503	848	-	-	1222
Stage 1	715	-	-	-	-
Stage 2	829	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	485	848	-	-	1222
Mov Cap-2 Maneuver	485	-	-	-	-
Stage 1	715	-	-	-	-
Stage 2	799	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.6	0	1.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	722	1222
HCM Lane V/C Ratio	-	-	0.115	0.032
HCM Control Delay (s)	-	-	10.6	8
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.4	0.1

HCM 6th TWSC
 2: East Site Driveway & West Service Road

02/03/2023

Intersection						
Int Delay, s/veh	2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	30	12	4	58	19	5
Future Vol, veh/h	30	12	4	58	19	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	37	15	5	71	23	6

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	52	0	126 45
Stage 1	-	-	-	-	45 -
Stage 2	-	-	-	-	81 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1554	-	869 1025
Stage 1	-	-	-	-	977 -
Stage 2	-	-	-	-	942 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1554	-	866 1025
Mov Cap-2 Maneuver	-	-	-	-	866 -
Stage 1	-	-	-	-	977 -
Stage 2	-	-	-	-	939 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	9.2
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	895	-	-	1554	-
HCM Lane V/C Ratio	0.033	-	-	0.003	-
HCM Control Delay (s)	9.2	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

HCM 6th TWSC
 1: Weston Street & West Site Driveway

02/03/2023

Intersection						
Int Delay, s/veh	2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y Y		↑↑			↑↑
Traffic Vol, veh/h	15	59	210	35	43	173
Future Vol, veh/h	15	59	210	35	43	173
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	1	0	2
Mvmt Flow	17	66	233	39	48	192

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	445	136	0	0	272	0
Stage 1	253	-	-	-	-	-
Stage 2	192	-	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.1	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	547	894	-	-	1303	-
Stage 1	772	-	-	-	-	-
Stage 2	828	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	525	894	-	-	1303	-
Mov Cap-2 Maneuver	525	-	-	-	-	-
Stage 1	772	-	-	-	-	-
Stage 2	794	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.1	0	1.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	783	1303
HCM Lane V/C Ratio	-	-	0.105	0.037
HCM Control Delay (s)	-	-	10.1	7.9
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.4	0.1

HCM 6th TWSC
2: East Site Driveway & West Service Road

02/03/2023

Intersection						
Int Delay, s/veh	1.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	46	10	5	57	15	3
Future Vol, veh/h	46	10	5	57	15	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	61	13	7	76	20	4

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	74	0	158
Stage 1	-	-	-	-	68
Stage 2	-	-	-	-	90
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	1538	-	838
Stage 1	-	-	-	-	960
Stage 2	-	-	-	-	939
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1538	-	834
Mov Cap-2 Maneuver	-	-	-	-	834
Stage 1	-	-	-	-	960
Stage 2	-	-	-	-	934

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	9.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	858	-	-	1538	-
HCM Lane V/C Ratio	0.028	-	-	0.004	-
HCM Control Delay (s)	9.3	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-