

Area 3744 S.F.

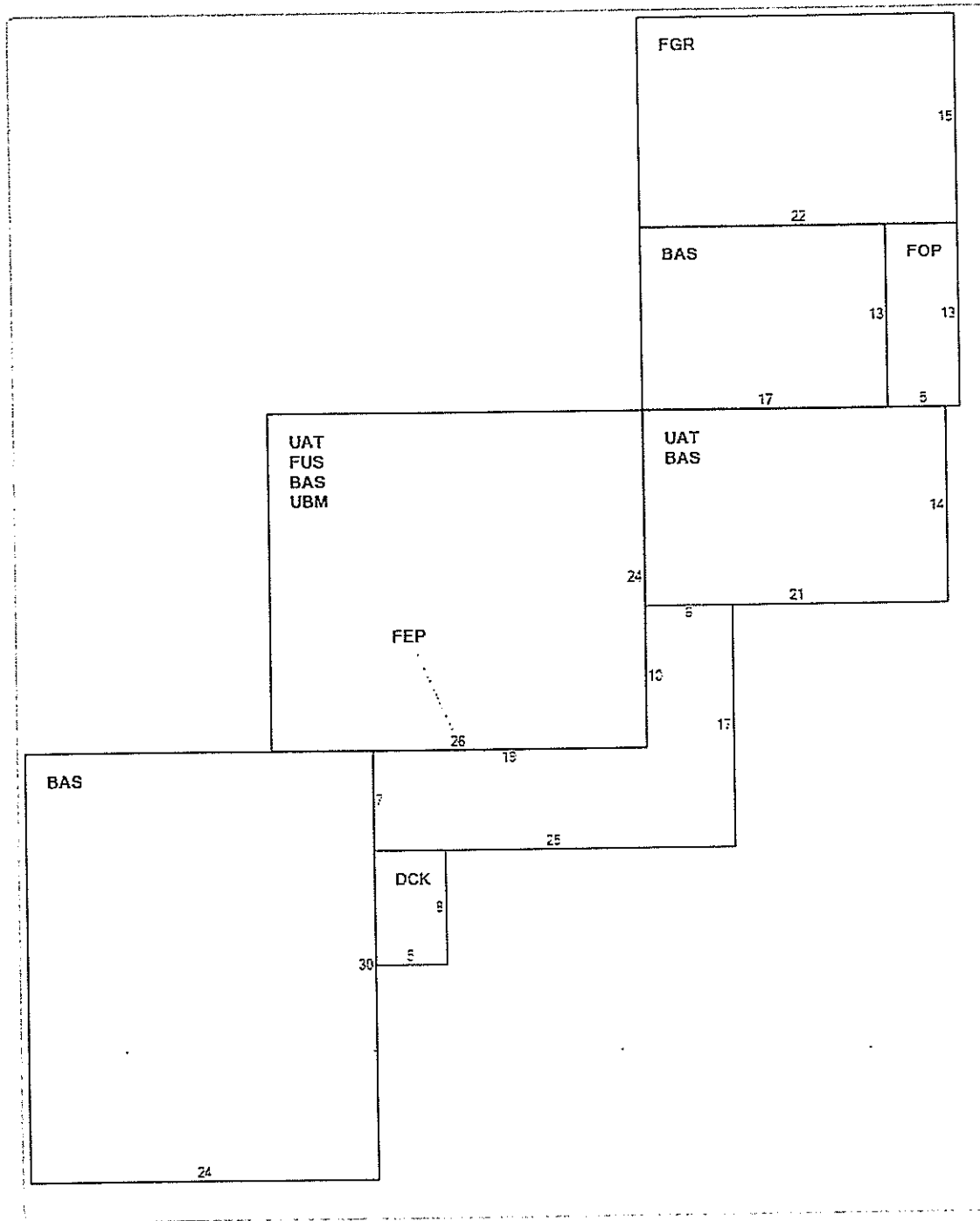
Description MILK HOUSE
Sub Description
Area 324 S.F.Year Built 1944
Value \$3,150Description POLE BARN
Sub Description
Area 4000 S.F.Year Built 1930
Value \$5,460Description BARN - 1 STORY
Sub Description
Area 1740 S.F.Year Built 1930
Value \$4,070Description FIREPLACE
Sub Description
Area 1 UNITSYear Built 1984
Value \$2,680Description SHED FRAME AVE
Sub Description
Area 48 S.F.Year Built 1930
Value \$60Description SHED FRAME AVE
Sub Description
Area 256 S.F.Year Built 1930
Value \$330Description SHED FRAME AVE
Sub Description
Area 72 S.F.Year Built 1930
Value \$90Description SHED FRAME AVE
Sub Description
Area 224 S.F.Year Built 1930
Value \$290Description BARN - 1 STORY
Sub Description
Area 2560 S.F.Year Built 2012
Value \$46,080

Sales History

| Sales Date | Instrument Type | Grantor | Grantee | Book/Page |
|------------|-----------------|------------------------------------|------------------------------------|-----------|
| 12/27/2012 | Family Sale | DORSETT ERICA K & MATTHEWS COREY F | DORSETT ERICA K & MATHEWS COREY F | 0105-0271 |
| 2/2/2012 | | DORSETT EDWARD R & JUDITH L | DORSETT ERICA K & MATTHEWS COREY F | 0021-0081 |
| 12/15/1975 | | | DORSETT EDWARD R & JUDITH L | 0036-0384 |

Permit Information

| Permit ID | Issue Date | Type | Description | Amount | Inspection Date | % Complete | Date Complete | Comments |
|-----------|------------|------|-------------|---------|-----------------|------------|---------------|------------------------------------|
| 8682 | 03-10-2018 | RP | Repairs | \$5,000 | | 0 | | SHAD, SIDING, WINDOWS, DOOR |
| 8381 | 11-30-2016 | PL | Plumbing | \$500 | | 0 | | PROPANE HEATER IN WORKSHOP |
| 7070 | 06-07-2011 | RF | Roofing | \$3,800 | | 0 | | REROOF GARG AND KITCH PRT OF HOUSE |
| 108 | 09-22-2001 | | BOW WINDOW | \$3,000 | | 0 | | |



Photos



Recent Sales In Area

Sale date range:

From:

11/01/2012

To:

11/01/2022

Sales by Neighborhood

1500

Feet



Sales by Distance

Sketch



Department of Planning and Zoning
ATTN: Tony Adili
3 East Street
Morris, CT 0663


Dear Mr. Adili,

I am In-house Counsel for Nova Farms LLC which is proposing an Adult Use Cannabis Cultivation Facility at 131 South Street in the town of Morris. It is my understanding that a Site Plan review is required for the proposed use. Enclosed with this letter are the following documents on behalf of our Site Plan application:

1. 4 copies of the signed application.
2. 4 copies of site plan.
3. Check in the amount of \$175.00.

Thank you for your attention to this matter. Please feel free to contact me if any additional information is necessary.

Regards,


John Kenyon
In-house Counsel
Nova Farms LLC
john@novafarms.com
(401) 741-6190

PLANNING & ZONING APPLICATIONS
TOWN OF MORRIS
3 East Street, P.O. Box 66, Morris, CT 06763

| | |
|---|---------------------------|
| Date: | Permit #: SE-22-02 |
| Billing Name: NOVA FARMS LLC | |
| Billing Address: 34 Extension Street, Attleboro, MA 02706 | |
| Property Location in Morris: 131 South Street, Morris, CT 06763 | |
| Contact Phone Number 401-741-6190 | |
| Contact Cell Number 401-741-6190 | |
| FEES LISTED ARE THE MINIMUM REQUIRED AND ARE TO BE PAID UPON RECEIPT OF APPLICATION | |

| | | |
|---|--------------|---------|
| Zoning Permit (4500-469-0) | \$ 45.00 | \$45.00 |
| Site Plan (4502-473-0) | \$ 70.00 | \$70.00 |
| Special Exception Application Section 52 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below) | \$ 140.00 | |
| Special Exception Application Section 53 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below) | \$ 140.00 | |
| Special Exception Application Section 63 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below) | \$ 150.00 | |
| Special Exception Application (TOWERS) (acct#1-0000-992-0) (for any tower with a top elevation in excess of 50' feet above grade) \$10,000 (Note: Upon final determination of any such Special Exception Tower Application by the Planning & Zoning Comm. Or, if applicable, by final judgment of a court of competent jurisdiction, the remaining balance, if any, of the application fee shall be refunded to the applicant. | \$10,000.00 | |
| Zoning Change Application (4500-476-0) \$150.00 | \$ 150.00 | |
| Subdivision or Re-subdivision (4500-457-0) \$150/lot | \$ \$150/lot | |
| Zoning Surcharge (State Fee) (4502-474-0) | \$ 60.00 | \$60.00 |
| Consultation Receipts & Engineering Fees * Cost to be estimated and paid in advance of public hearing or meeting (1-0000-990-0) | \$ | |

Print 3 Copies.

Original to Treasurer with Check or Cash

1 copy to Client, 1 copy to P&Z

| | |
|--------------|-----------|
| GRAND TOTAL: | \$ 175.00 |
|--------------|-----------|

TOWN OF MORRIS

Owner (of Property): Erica K. Dorsett

Cell Number: _____ Email Address: EricaDorsett@gmail.com

Owner's Signature

Date _____

A: Application is made for one or more of the following:

- B: The proposal involves one of more of the following under the requirements of the Zoning Regulations**

- C: The proposal is authorized by the Regulations (under one or more of the following):

- ☒ as a matter of right in the appropriate district
☒ subject to approval of a SITE PLAN (see Sec. 51)
☐ subject to approval of a SPECIAL EXCEPTION (see Sec. 52)
☐ as an extension of use _____, excavation and grading (see Sec. 54)
☐ subject to Certificate of Approval of Location from Zoning Board of Appeals
 other: _____

Location/Address of Property: 131 South Street

Map: 10

Block: 680

Lot: 131

The lot has frontage of 800 (feet) on one or more of the following:

☒ state highway

☐ accepted town road

☐ in a filed subdivision approved by the Planning Commission with a completion bond in effect

☐ in a filed subdivision approved by the Planning Commission with no completion bond in effect

☐ other, please describe _____

Zoning District: R-60 Existing Use of Property/Structure: Private Residence, Farm

Area of Lot: 38 acres

Purpose of Proposed Building/Use Is: The large field behind the house and outbuildings will be used to cultivate cannabis. We will be installing 10 greenhouses 24'x60' in size. Installation of 12 foot fencing with security cameras. Conversion of existing barn to Product Manufacturing Facility, installation of parking area behind barn

EXISTING STRUCTURES:

There are / are not (circle one) existing buildings and structures on the lot as indicated below:
(if there are more than 3 existing structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)

Structure 1: Type/Use Residence Ground Coverage 2489 s.f. Total Floor Area 4,695'

No. of Stories: 2 Height: 30+/-

Attached Structures: (Deck, Etc.) Yes ☒ NO ☐ Ground Coverage (Footprint) 40'

Structure 2: Type/Use Residence Ground Coverage 1,872 s.f. Total Floor Area 3,744'

No. of Stories: 2 Height: 30+/-

Attached Structures: (Deck, Etc.) Yes ☐ NO ☒ Ground Coverage (Footprint) _____

Structure 3: Type/Use Pole Barn Ground Coverage 4,000 s.f. Total Floor Area 4,000'

No. of Stories: 1 Height: 30+/-

Attached Structures: (Deck, Etc.) Yes ☐ NO ☒ Ground Coverage (Footprint) _____

EXISTING STRUCTURES (cont'd.)

The existing buildings and structures on the lot as indicated below:

Structure 4: Type/Use Barn Ground Coverage 1,740 s.f. Total Floor Area 1,740'
No. of Stories: 1 Height: 20'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____

Structure 5: Type/Use Shed Ground Coverage 48 s.f. Total Floor Area 48'
No. of Stories: 1 Height: 10'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____

Structure 6: Type/Use Shed Ground Coverage 256 s.f. Total Floor Area 256'
No. of Stories: 1 Height: 10'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____

Structure 7: Type/Use Shed Ground Coverage 72 s.f. Total Floor Area 72'
No. of Stories: 1 Height: 10'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____

Structure 8: Type/Use Shed Ground Coverage 224 s.f. Total Floor Area 224'
No. of Stories: 1 Height: 10'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____

Structure 9: Type/Use Barn Ground Coverage 2,560 s.f. Total Floor Area 2,560'
No. of Stories: 1 Height: 20'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____

PROPOSED STRUCTURES:

The proposed buildings and structures on the lot as indicated below:

(if there are more than 3 proposed structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)

Structure 1: Type/Use Greenhouse Ground Coverage 1,440 s.f. Total Floor Area 1,440'
No. of Stories: 1 Height: 20+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage (Footprint) _____
Proposed Use (Cite Appropriate Paragraph #): Greenhouse for cultivation
Description: 24'x60' greenhouse
Type/Use: cultivation

Structure 2: Type/Use Greenhouse Ground Coverage 1,440 s.f. Total Floor Area 1,440'
No. of Stories: 1 Height: 20+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage (Footprint) _____
Proposed Use (Cite Appropriate Paragraph #): Greenhouse for cultivation
Description: 24'x60' greenhouse
Type/Use: cultivation

Structure 3: Type/Use Greenhouse Ground Coverage 1,440 s.f. Total Floor Area 1,440'
No. of Stories: 1 Height: 20+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage (Footprint) _____
Proposed Use (Cite Appropriate Paragraph #): Greenhouse for cultivation
Description: 24'x60' greenhouse
Type/Use: cultivation

ADDITIONAL DATA

This application is accompanied by one or more of the following as required by the Zoning Regulations.

- ☐ Plan Drawing (entitled: _____)
- ☐ Site Plan
- ☐ Application for Special Exception Use
- ☐ Application for Excavation and Grading
- ☐ Application for Certificate of Approval of Location

PROPOSED STRUCTURES (cont'd.)

The proposed buildings and structures on the lot as indicated below:

Structure 4: Type/Use Greenhouse Ground Coverage 1,440 s.f. Total Floor Area 1,440'
No. of Stories: 1 Height: 20'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____
Proposed Use (Cite Appropriate Paragraph #): Greenhouse for cultivation
Description: 24'x60' greenhouse
Type/Use: cultivation

Structure 5: Type/Use Greenhouse Ground Coverage 1,440 s.f. Total Floor Area 1,440'
No. of Stories: 1 Height: 20'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____
Proposed Use (Cite Appropriate Paragraph #): Greenhouse for cultivation
Description: 24'x60' greenhouse
Type/Use: cultivation

Structure 6: Type/Use Greenhouse Ground Coverage 1,440 s.f. Total Floor Area 1,440'
No. of Stories: 1 Height: 20'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____
Proposed Use (Cite Appropriate Paragraph #): Greenhouse for cultivation
Description: 24'x60' greenhouse
Type/Use: cultivation

Structure 7: Type/Use Greenhouse Ground Coverage 1,440 s.f. Total Floor Area 1,440'
No. of Stories: 1 Height: 20'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____
Proposed Use (Cite Appropriate Paragraph #): Greenhouse for cultivation
Description: 24'x60' greenhouse
Type/Use: cultivation

Structure 8: Type/Use Greenhouse Ground Coverage 1,440 s.f. Total Floor Area 1,440'
No. of Stories: 1 Height: 20'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____
Proposed Use (Cite Appropriate Paragraph #): Greenhouse for cultivation
Description: 24'x60' greenhouse
Type/Use: cultivation

Structure 9: Type/Use Greenhouse Ground Coverage 1,440 s.f. Total Floor Area 1,440'
No. of Stories: 1 Height: 20'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____
Proposed Use (Cite Appropriate Paragraph #): Greenhouse for cultivation
Description: 24'x60' greenhouse
Type/Use: cultivation

Structure 10: Type/Use Greenhouse Ground Coverage 1,440 s.f. Total Floor Area 1,440'
No. of Stories: 1 Height: 20'+/-
Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage(Footprint) _____
Proposed Use (Cite Appropriate Paragraph #): Greenhouse for cultivation
Description: 24'x60' greenhouse
Type/Use: cultivation

I hereby agree to conform to all requirements of the Laws of the State of Connecticut and the Ordinances and Zoning Regulations of the Town of Morris, and to notify the Zoning Officer and the Commission of any alteration in the plans for which this Zoning Permit is being sought.

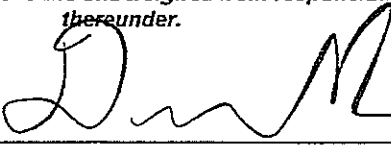
I furthermore agree the above described structure/use is to be located at the proper distance from all street lines as required by the Zoning Regulations or any other applicable local and state ordinances and regulations. It is also understood that the proposed structure/use, upon completion, will be used in compliance with the Zoning Regulations of the Town of Morris.

I hereby apply for Certificate of Use and Compliance for the use of the property as described in the above application. I also understand that the structure/use cannot be used or occupied until a Certificate of Occupancy has been issued by the Morris Building Official.

Furthermore, I hereby note that it is the responsibility of the applicant to notify the Zoning Officer and Commission and arrange an on-site inspection as soon as the foundation is poured for the site plan and placement verification. This notification must take place prior to any construction or framing activity on the foundation.

The undersigned states that he is aware of the applicable provisions of the Zoning Regulations of the Town of Morris, including but not limited to requirements pertaining to performance standards (sec. 61), signs (sec. 63), off-street parking and loading (sec. 62) and earth removal (sec. 64), that if the proposal is authorized under a special exception, site plan, or other action of the Zoning Commission or Zoning Board of Appeals he is aware of any applicable conditions, limitations and stipulations and that approval of this application or issuance of a certificate shall not be considered to constitute compliance with any other regulations, ordinance, or law nor relieve the undersigned from responsibility to obtain any permit thereunder.

October 18, 2022
date


applicant's signature

date

authorized agent for applicant

This application was received by the Zoning Office on 10-19-2022 by Jason Adil: 260

This application was:

☐ approved
☐ denied

by the:

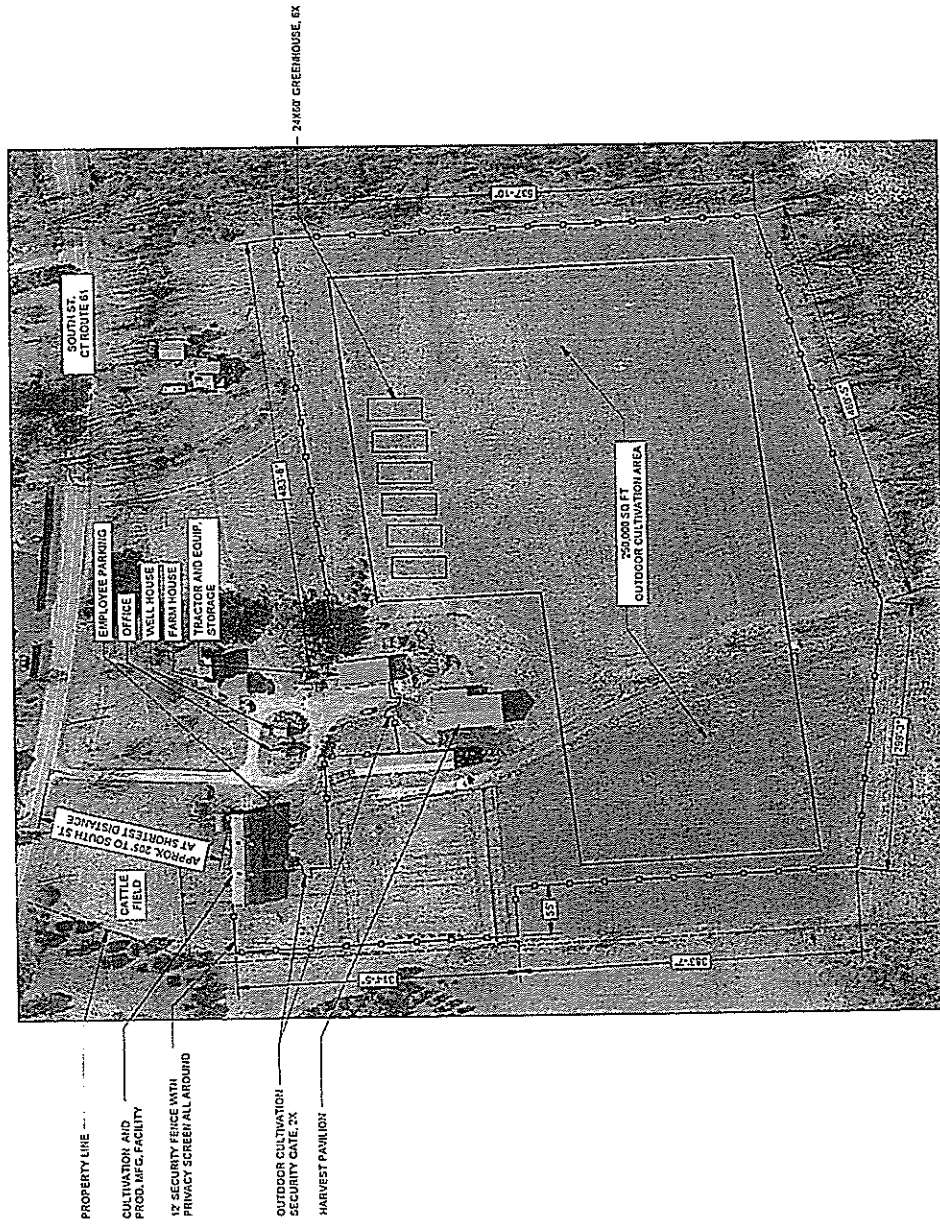
☐ Zoning Enforcement Officer
☐ Planning and Zoning Commission (Meeting Date: _____)

Explanation: _____

If your Zoning Permit application has been denied by the Zoning Enforcement Officer or the Zoning Commission, the Connecticut General Statutes provides you with the right to appeal the decision of the Zoning Office to the Morris Zoning Board of Appeals. You have thirty (30) days from the denial date to start the appeals process

NOTES:

1. THE PURPOSE OF THIS SITE PLAN PROPOSAL DRAWING IS TO ILLUSTRATE THE PROPOSED LOCATION OF THE NOVA FARMS CULTIVATION SITE AND FACILITIES LOCATED AT 131 SOUTH STREET, MORRIS, CT 06762.
2. SCALE AND DIMENSIONS ARE APPROXIMATE.
3. REFERENCE THE SITE SECURITY PLAN FOR SECURITY DETAILS AND INFORMATION.



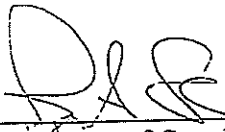
SITE PLAN PROPOSAL

| REV | DATE | DESCRIPTION |
|---------------------------|---------|--------------|
| 1 | INITIAL | NOVA RELEASE |
| NOVA FARMS | | |
| CS2022MCI0001 | | |
| SITE PLAN PROPOSAL | | |
| SITE LOCATION: MORRIS, CT | | |
| PROJECT: JAN22 | | |
| DATE: OCT. 11, 2022 | | |
| SCALE: NTS | | |
| SHEET 1 OF 1 | | |

TOWN OF MORRIS
PLANNING AND ZONING COMMISSION
AFFIDAVIT OF MAILING LEGAL NOTICE

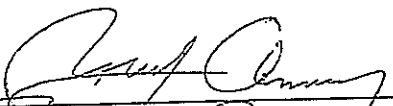
On October 20, 2022, I mailed by certified mail, return receipt requested, the Legal Notice for the Application of Nova Farms to all the abutters of the property as evidenced by the attached receipts for certified mail.


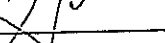
WITNESS my hand this 24th day of October, 2022.

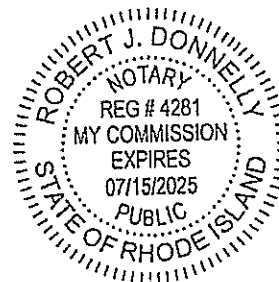


Signature of Sender

Subscribed and sworn to before me at South Kingstown this 24th day of October, 2022.



Notary Public
Print Name: 
Commission Expires: 



9414 7112 0620 3829 0948 26

CERTIFIED MAIL
TRACKING NUMBER

DORSETT ERICA K & MATHEWS COREY F
79 JOHN WEIK RD
MORRIS, CT 06763

DORSETT EDWARD R & JUDITH L
111 SOUTH ST
MORRIS, CT 06763

KESTEN ABRAHAM EST & BINA
82 ELY RD
FARMINGTON, CT 06032

WOODBURY-SOUTHBURY ROD&GUN CLUB INC
PO BOX 295
MORRIS, CT 06763

MCCORMICK JOHN W S JR & JACQUELYN M
165 SOUTH ST
MORRIS, CT 06763

BURNS LEONARD & BARBARA
PO BOX 212
MORRIS, CT 06763-0212

COTNOIR LISA M & LUC R
149 SOUTH ST
MORRIS, CT 06763

9414 7112 0620 3829 0979 64

CERTIFIED MAIL
TRACKING NUMBER

9414 7112 0620 3829 0292 93

CERTIFIED MAIL
TRACKING NUMBER

9414 7112 0620 3829 0252 02

CERTIFIED MAIL
TRACKING NUMBER

9414 7112 0620 3829 0277 01

CERTIFIED MAIL
TRACKING NUMBER

9414 7112 0620 3829 0216 24

CERTIFIED MAIL
TRACKING NUMBER

9414 7112 0620 3829 0539 22

CERTIFIED MAIL
TRACKING NUMBER

Post Mark
Here

FEES
Postage Per Piece \$0.570
Certified Fee \$4.000
Return Receipt Fee \$3.250
Total Postage & Fees \$7.820

ARTICLE ADDRESSED TO:
ERICA K DORSET, &
COREY F MATHEWS
79 JOHN WELK RD
MORRIS CT 06763-1629

Post Mark
Here

FEES
Postage Per Piece \$0.570
Certified Fee \$4.000
Return Receipt Fee \$3.250
Total Postage & Fees \$7.820

ARTICLE ADDRESSED TO:
EDWARD R & JUDITH L DORSETT
111 South St
Morris CT 06763-1830

Post Mark
Here

FEES
Postage Per Piece \$0.570
Certified Fee \$4.000
Return Receipt Fee \$3.250
Total Postage & Fees \$7.820

ARTICLE ADDRESSED TO:
ABRAHAM EST & SINA KESTEN
82 ELY RD
FARMINGTON CT 06032-1736

Post Mark
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FEES
Postage Per Piece \$0.570
Certified Fee \$4.000
Return Receipt Fee \$3.250
Total Postage & Fees \$7.820

ARTICLE ADDRESSED TO:
WOODBURY-SOUTHBURY
ROD&GUN CLUB INC
PO Box 285
Morris CT 06763-0295

OCT 2 2012
Post Mark
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FEES
Postage Per Piece \$0.570
Cancellation Fee \$4.000
Return Receipt Fee \$3.250
Total Postage & Fees \$7.820

JOHN WS MCCORMICK JR &
JACQUELYN M MCCORMICK
165 South St
Morris CT 06763-1812

OCT 2 2012
Post Mark
Here

FEES
Postage Per Piece \$0.570
Cancellation Fee \$4.000
Return Receipt Fee \$3.250
Total Postage & Fees \$7.820

AL-
LEONARD & EARL
PO BOX 212
MORRIS CT 06763-0212

OCT 2 2012
Post Mark
Here

FEES
Postage Per Piece \$0.570
Cancellation Fee \$4.000
Return Receipt Fee \$3.250
Total Postage & Fees \$7.820

LISAM & LUC R COINOR
149 South St
MORRIS CT 06763-1830

DORSETT ERICA K & MATHEWS COREY F
79 JOHN WEIK RD
MORRIS, CT 06763

DORSETT EDWARD R & JUDITH L
111 SOUTH ST
MORRIS, CT 06763

KESTEN ABRAHAM EST & BINA
82 ELY RD
FARMINGTON, CT 06032

WOODBURY-SOUTHBURY ROD&GUN CLUB INC
PO BOX 295
MORRIS, CT 06763

MCCORMICK JOHN W S JR & JACQUELYN M
165 SOUTH ST
MORRIS, CT 06763

BURNS LEONARD & BARBARA
PO BOX 212
MORRIS, CT 06763-0212

COTNOIR LISA M & LUC R
149 SOUTH ST
MORRIS, CT 06763

Town of Morris
Planning and Zoning Commission

Legal Notice

The Call in number for this meeting is (1 929 205 6099) US (New York). The Meeting ID for when you download the app Zoom Cloud Meetings is 813 5194 5619 and the password to enter is 147638. You may also open up your internet browser and type <https://us02web.zoom.us/j/81351945619?pwd=OS92VTJvQk1iNGVyeVhCQXRROUkxUT09> and then proceed to put in the Meeting ID and Password. The login information will also be provided on the Town Website.

The Morris Planning and Zoning Commission will hold a Public Hearing on ZOOM Clouding Meetings and at the Morris Town Hall (3 East Street, Morris CT, 06763) on Wednesday November 2nd, 2022 at 7:00 PM to hear and act upon the following application:

Application for a Special Exception: SE 22-02.

Property Address: 131 SOUTH ST (10/680/131) Morris CT, 06763.

Property Owner: Erica K Dorsett

Applicant: John Kenyon Nova Farms LLC

All files will be uploaded on the Town of Morris website at least up to 24 Hours before the public hearing.

Jeton Adili, Zoning Enforcement Officer
10/20/2022



FARMS CONNECTICUT LLC

d/b/a Nova Farms

TOWN OF MORRIS Special Exception Application Adult Use Cannabis Cultivator

Copyright ©2022 Nova Farms, LLC. All Rights Reserved. All information contained in this document is the confidential proprietary information of Nova Farms, LLC. None of this information is to be copied or disclosed to any third party without the prior written consent of Nova Farms, LLC

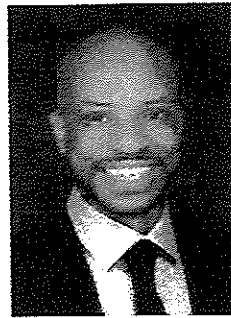


CONNECTICUT EQUITY JOINT VENTURE

Jason Teal Partnered with Nova Farms for This Exciting Opportunity



- Vertically integrated cannabis operator in MA
- First ever licensed outdoor cultivation in MA
- Largest privately owned cannabis operator in MA
- \$50 million in sales for 2021
- Cannabis operations in MA, RI, ME



- Develops businesses and non-profits that work to benefit the community, create jobs, and build brands.
- Youngest NAACP president in the nation.
- Former President & Immediate Past President of the Meriden/Wallingford NAACP, resurrecting the struggling civil rights branch by increasing its visibility, impact, and influence in the community.
- Founded the non-profit Change The Play Inc. with the goal of creating programming that utilizes the interest areas of at-risk youth to encourage an increased focus on education, healthy lifestyle choices, and identity.
- Founder of 8&9 MFG Co: A provider of domestic production, cut & sew manufacturing, and turnkey ecommerce solutions to brands and artists.

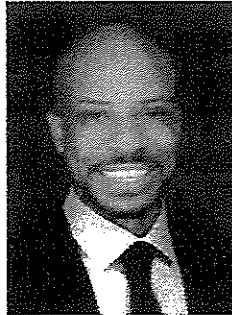


NOVA PROJECT TEAM
PROVEN LEADERS
IN CANNABIS





A Connecticut native, Jason Teal is a Social Entrepreneur who develops businesses and non-profits that work in an integrated fashion to benefit the community, create jobs, and build brands. He first came across the concept of social entrepreneurship while working for Clear Channel Communication where he served as a radio executive in the cities of Hartford & Boston from 2003-2009.



Pivoting from radio in 2009, Teal was approached by his soon to be partner to help with wholesale and brand development for the (then startup) apparel company 8&9 MFG Co. A year later the State President of the Connecticut National Association for the Advancement of Colored People (NAACP) tapped Teal to coordinate statewide efforts for the storied organization.

8&9 MFG Co is a twenty year veteran in the streetwear and music merchandise markets providing domestic production, cut & sew manufacturing, and turnkey ecommerce solutions to brands & artists. The company is known for servicing top streetwear brands and the music industry through programs that elevate their product offering, reduce lead time, and build margins. The house line of the same moniker is stocked in over five hundred better boutiques, streetwear stores, and urban retailers.

The NAACP is the oldest and largest civil rights organization in the country. Teal was elected to be the Meriden/Wallingford NAACP President shortly after organizing the State office making him one of the youngest NAACP presidents in the nation. Currently he serves as the 2nd Vice President of the CT NAACP as well as the State Education Chair and Lead on Cannabis for the volunteer civil rights association.

As President of the Meriden/Wallingford NAACP, Teal resurrected the struggling civil rights branch increasing its visibility, impact, fundraising capacity, and influence in the community.

In 2013 Mr. Teal founded the non-profit Change The Play Inc. (CTP) with the goal of creating programming that utilizes the interest areas of at-risk youth to encourage an increased focus on education, healthy lifestyle choices, and identity. Through teaching the Arts, promoting alternative careers / entrepreneurial options in sports,

music, fashion, and entertainment CTP helps young people push past their internal boundaries

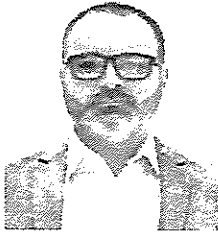
to become leaders and positive agents for change in their communities. Programing highlights lesser known career and entrepreneurial paths as practical alternatives to being on the field, ball court, or stage. An organizational objective is to leave participants with the confidence, skills, and knowledge they will need to build careers or businesses in their areas of interest; thus advancing the economic stability for youth in the communities served. CTP currently works with At-Risk youth in schools and juvenile justice facilities turning their passions into opportunity while providing one hundred thousand free meals every year to young people in Meriden, Wallingford, and Hamden.

In April of 2019 Mr. Teal opened Bomb Wings & Rice Bar, which in addition to delivering an amazing culinary experience for Hamden, also serves as the central kitchen for CTP's free meal program. Bomb Wings & Rice Bar is a new restaurant concept offering a first of its kind fried rice bar that allows patrons to build custom fried rice bowls or pick from curated rice bowl options that highlight different cultures from around the globe. Teal is looking to open a second location this year. He currently resides in Connecticut with his wife Taniesha, and their children Jason Jr. and Jadon.



TOP TIER TEAM

Nova Farm's management has a proven track record in finding, securing and locking up cannabis licenses. What is more, we have the requisite talents and skills to successfully operate cannabis retail, cultivation, manufacturing and wholesale distribution facilities all along the Eastern Seaboard.



DEREK ROSS - Derek is Nova Farms' CEO and visionary. One of the Company's founders, he has guided and continues to guide Nova's strategy in product development.

With fifteen years experience working as a consultant for various non-profit dispensaries and cultivation organization (regionally as well as in other parts of the nation), Derek is the driver of all of Nova Farms' defensible brands and the pioneer of outdoor cultivation in New England. He was the first recipient of recreational cannabis licenses in Fall River, Attleboro, and Sheffield, Massachusetts. Thanks to Derek, Nova Farms holds the position of first outdoor cultivator in New England, which has become one of the largest on the East Coast.

Derek's hardworking mentality fuels the culture at Nova. He is instrumental to Nova's marketing, advertising, and branding initiatives.

Derek is also founder & President of RCRI Inc., an R.I. non-profit advocating for cannabis professionals, patients, caregivers, and works with legislators, regulators, industry participants on legislation & regulations. His contributions have helped shape the ongoing legal framework for medical cannabis in R.I. and the drafting of legislation for the recreational cannabis industry.

Formerly, he was the CEO and founder of Cannatech LLC, a Rhode Island-based cannabis consulting company, and sat on multiple cannabis boards of advisors.

Additionally, he owned and operated one of the first and largest CBD hemp farms in the State of Maine and has developed some of the highest testing CBD strains in the world. He has successfully operated multistate (MSO) vertically integrated cannabis companies and currently holds the maximum amount of outdoor canopy licenses in two New England states.



BLAIR FISH - Blair is one of Nova Farms' founders and Chief Operations Officer (COO). His responsibilities range from developing product strategies and analyzing markets to managing over 300 employees. Since Nova Farms' grand opening in May 2020, he has successfully launched multiple concentrate, vape, and edible brands such as Southie Adams and Sticky Fish.

Blair partners with all department directors to ensure success - from product conception to launch. After launching New England's largest pre-roll and blunt facility, he led the team to win first place in the High Times 2021 Cannabis Cup with the Infused Sundaze Pre-roll.

Throughout Nova Farms' growth, Blair has been a strong proponent of fast-acting products at Nova Farms, and launched as well as built their state-of-the-art BHO and Ethanol lab.

A seasoned marketing veteran with nearly two decades of experience in media buying, production and creative direction, Blair has worked diligently with the Nova Farms Creative and Marketing team to develop and trademark unique brands. He is the former owner of Ocean State Cultivation Center (OSCC), serving as Chief Marketing Officer (CMO) for the cannabis cultivator. He worked hand in hand with OSCC in all facets of the Business to develop the flagship brand, Zach & Ted's Excellent Cannabis. Blair has trademarked numerous cannabis brands within both Massachusetts and Rhode Island and has extensive knowledge regarding CO2, BHO & ethanol extraction.

Blair was also president and CEO of Fish Advertising in Rhode Island. Fish Advertising was a two-time Fastest Growing Awardee by the Providence Business News and a recipient of Providence Business News' Business Excellence Awards (Excellence at a Small Business).

Blair Fish is a graduate of Providence College and holds a Masters in Business Administration from Boston College.



DAVID BERGERON - David is Nova Farm's CFO and has worked in finance for over a decade—navigating the nuances of a myriad of industries, including manufacturing, retail, healthcare and construction. In 2018, he turned his efforts to cannabis, where he gained an understanding of applicable tax laws—particularly U.S. Code § 280E and § 471C—and helped maintain profitable operations in an industry riddled with mismanaged funds. In his tenure as Nova Farms' CFO, he has implemented system overhauls that have resulted in more accurate forecasting, cash management, record keeping, Federal and State tax strategies and compliance with financial institutions catering to the cannabis industry. Bringing a solid analytical and technical background to the table, Dave joined Nova Farms in 2020 because he believed in

the company's mission and was eager to help realize its collective vision.

David attended Bridgewater State University.



JOHN KENYON - John Kenyon is In-house Counsel for Nova Farms and one of its founders. In this capacity, he has obtained multiple medical and adult-use cannabis licenses in Massachusetts, Maine, and Rhode Island. He has been a member of the Rhode Island Bar Association since 1990 and a partner with Kenyon Law Associates, LLP since 1998. His practice includes representing multiple businesses with formation and compliance issues involving local, state, and federal regulations. He has worked alongside corporate attorneys to obtain regulatory permits for several national companies and successfully obtained municipal and environmental approvals for a \$100 million mixed-use land development project containing both residential and commercial uses. John is also part owner of South County Title Company and Priority Title Company that provide title and closing services for state and federal lenders.

Kenyon has been a registered medical marijuana caregiver in Rhode Island since November 17, 2014. He is the former owner/ operator of Ocean State Cultivation Center, which Magnolia Withholdings Group acquired in October 2018. Shortly after that, he and several caregivers formed Meadow Realty, LLC, d/b/a MediStrains, to operate as a non-residential, cooperative cultivation. His duties with the company included obtaining regulatory approval from the city of Warwick for the facility, ensuring compliance with local, state, and federal laws, and assisting in the growing process. The company has provided medicines for patients and all three compassion centers in the State of Rhode Island. He has worked extensively in securing host agreements with towns and licenses with the Massachusetts Cannabis Control Commission.

John graduated from the University of New Hampshire in 1987 with a Bachelor of Science in Business Administration. He graduated from the University of San Diego in 1990 with a Jurist Doctorate.



DESCRIPTION OF BUSINESS

1. License type: Nova Farms Connecticut LLC was one of the 16 applicants chosen by the Connecticut Social Equity Council for a Section 149 Social Equity Cultivator license. That license permits us to operate a cultivation facility in a Disproportionately Impacted Area ("DIA") that has been designated by the state. The town of Morris is currently designated as a DIA by the state. However, the state is considering updating the DIA maps at the end of the year which could have the effect of eliminating Morris as a DIA. The Connecticut Social Equity Council has confirmed that Morris would still be considered a DIA for the applicants chosen before the change to the maps. The license also permits us to manufacture cannabis products from cannabis grown on the farm. When the facility is built out, we will request a Final license from the Department of Consumer Protection. The proposed operations will comply with state standards and operating procedures as outlined in An Act Concerning Cannabis (PA 21-103), as amended.

2. Applicant: Nova Farms Connecticut LLC is a Connecticut limited liability company which is owned by 9B LLC and Nova Holdco LLC. 9B, LLC is wholly owned by Jason Teal and Nova Holdco LLC is wholly owned by Nova Farms LLC. Information on Jason Teal and Nova Farms LLC are included herewith.

3. Key Person: The initial key person is John Kenyon. His address is 34 Extension Street, Attleboro, MA 02703, his email is john@novafarms.com and his cell phone number is 401-741-6190. A cultivation manager will be hired who will then take over as the key person. Their information will be provided to the town at that time.

4. No retail sales: The Applicant is not proposing any retail sales from this location and understands that retail sales are not permitted in the town of Morris.

5. No Agricultural Use: The Applicant acknowledges that the cultivation of cannabis is not considered to be an Agricultural Use in accordance with Public Act 21-1.

6. Proposed location: The proposed location is 131 South Street in Morris which is ideal for the proposed use as an Adult Use Cannabis Cultivator. The property is owned by Erica K. Dorsett. A Letter of Intent has been entered with the owner to lease the property. The property is 38 acres in size and is in a R-60 zoning district. The property is 38 acres in size and is in a R-60 zoning district. It has approximately 800 feet of frontage on Route 61 and the necessary infrastructure for the proposed use. The grade of the property drops considerably from the front to the rear.

The premises includes a single family residence along with several barns and farm structures. The Applicant intends on renovating the interior of the barns while restoring and maintaining the outside appearance. The largest barn will be used for product manufacturing. The area behind the barn will be used for employee parking in order to shield the cars from view from the street. The cultivation areas are proposed for the existing fields which are set back on the lot and at a lower grade than the road. This will eliminate any visibility from the road.



7. Employees: The Applicant will first install the infrastructure necessary to begin cultivation operations. When cultivation operations are completed we will start with the product manufacturing facility. The cultivation operations will require between 5-10 employees depending on the time of year. When the product manufacturing is operational there will be between 15-25 employees total which will split time between cultivation and product manufacturing. The Applicant will make it a priority to employ residents of Morris when possible and will advertise job fairs in the town. We will also engage with local tradespeople and contractors when building out the facility.

8. Deliveries: The facility may have 1-2 incoming deliveries and 1-2 outgoing deliveries per day. Most of the deliveries will be by van or small box trucks. A secure area will be used for all deliveries.

9. Vehicle trips: The 15-25 employees will most likely be driving their own cars to the facility. Most of them will remain on site but a few may leave during lunch break to get food in town. Including the employees and deliveries we estimate between 25-35 vehicles entering the property and 25-35 vehicles exiting the property per day.

10. Visitors: The Applicant will have a policy of no outside visitors except for state or local officials necessary to inspect the proposed facilities and regulatory officials from the Department of Consumer Protection. Law enforcement and public safety officials will also be permitted on site. All of these permitted visitors will follow the visitor protocols in the security operating procedures.

11. Signage: The only signage necessary would be to identify the use for deliveries and regulators. This would be located at the front of the property along the entranceway. We would comply with the size and lighting requirements in the Zoning Ordinance. Below is an example of one of our signs at another location.





SECURITY PLAN & PUBLIC SAFETY

Nova Farms' security team has an unblemished track record. From Nova Farms' cultivation in The Berkshires and Thorndike Maine, to its manufacturing and dispensary in Attleboro to its dispensaries in Attleboro, Framingham, Dracut and Greenville Junction, the Nova Farms' Security Team manages it all with flawless execution. Our security personnel have real world experience that it will implement in Morris.

Nova Farms Morris will be equipped with the following security elements:

- A technical security system that will be scalable and capable of being expanded to handle the on-going evolution of the facility and security requirements as well as building modifications at a later date.
- A security monitoring and control systems that is modern, state-of-the-art system that is fully networked.
- A security system that will utilize the common IT backbone infrastructure for all the security system communications.
- A security system that has a failure notification system in place, which will send a notification to the cultivation facility within five (5) minutes of the failure.
- Wall mounted security equipment including field panels, power supplies, transformers, converters, will be located in IT closet which are Card reader controlled.
- Video surveillance storage servers that will be located in the lockable rack enclosure
- A surveillance system and equipment that will be accessed by authorized personnel only.
- A list of authorized personnel having access to surveillance equipment will be maintained.
- Access control including; lock combinations, passwords, entry codes that are secured properly and will not be accessible to any unauthorized personnel.
- An access control and alarm monitoring system and the digital video system that will provide a single platform interface.
- A visitor management system will be provided that includes software, workstation, and a badge printer that is interfaced directly into the access control and alarm monitoring system.
- A visitor management system to document and record a log of all visitors to the site.
- A visitor management system will be configured such that confirmed visitors will be issued paper badge displaying the visitor name; employee visited, and the date of the visit. At the end of each visit, the visitor will return the badge to security.
- Security personnel that have a digital radio communication system, with a unique channel that is used throughout the new facility for coordinating security and business operation needs.



CULTIVATION FACILITY ALARM SYSTEM

Alarm Systems, including passive alarms and buttons staff can activate on an independent channel will be utilized in Morris.

The facility's alarm system is used to detect unauthorized entry and allow notification to law enforcement in an emergency.

The alarm system shall be:

- Electronic with a backup power source for a minimum of four hours.
- Connected to a security response organization or to Law Enforcement.
- Activate twenty-four hours a day every day.
- Professionally installed.

The cultivation facility will:

- Feature an alarm system, professionally installed and monitored.
- Will detect unauthorized entry and send notification to Law Enforcement in the event of an emergency.
- Will be electronic and equipped with a backup power source that will provide power for a minimum of four (4) hours.
- Have backup power provided by battery storage.
- Will be connected to a professional alarm monitoring company.
- Will be active twenty-four hours a day, seven (7) days a week.
- Have a professional monitoring company that will respond to alarm activity and notify the facility's management.

- That will enhance security at vulnerable times and locations.

- That will enable rapid response in the event of an incident.

- Nova Farms will ensure cannabis and associated products will not be visible from any public property or property not controlled by Nova Farms without the use of optical aids, such as binoculars and aerial vehicles.

NOVA FARMS FACILITY SECURITY

- The Nova Farms' facility will feature overlapping physical security measures and procedures that control access.



SECURITY SURVEILLANCE FOOTAGE

- Only people with special clearance will have any access to the security surveillance footage.
- All employees are made aware of the total surveillance of the facility except for restrooms and other places considered private.
- Employees with access to the security footage must have been vetted and provided passwords and logins, which are decommissioned when the employee leaves.

Nova Farms' Chief Security Officer is responsible for all surveillance footage.

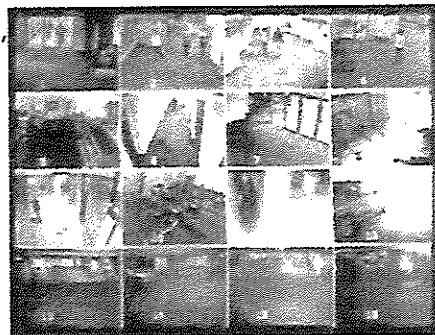
- In the event there is an incident while they are not on premise, the Cultivation Manager and assistant security manager are capable of retrieving surveillance footage in the event it is required by regulators, Law Enforcement, or upper management.
- If surveillance footage is requested by Law Enforcement, the Chief Security Officer and General Manager will ensure the proper transmission to Law Enforcement.

One of the primary tools for the security team is video surveillance, which shall be supported by appropriate lighting.

- The entire facility shall be covered by video surveillance, which will monitor every room at all times.
- All points of ingress and egress shall have video surveillance that captures at least a twenty-foot radius from the point of ingress or egress, and be secured by commercial-grade locks.
- Footage shall be recorded and stored for at least 90 days. The Chief Security Officer will verify this at least weekly.
- Ensure the recording system includes a failure notification protocol whereby if any camera ceases to function, the Chief Security Officer and surveillance monitoring company will be immediately notified.

- In addition, security guards will verify that security equipment is functioning properly at least once per shift.

- Ensure in the event of a power failure, the video surveillance system has at least four hours of back-up power.



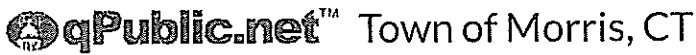


INTERIOR AND EXTERIOR LIGHTING

Nova Farms' Chief Security Officer or the General Manager will facilitate:

- An overview of the lighting used in the facility to local Law Enforcement.
- A member of the staff is appointed and the maintenance and repair of the facility lighting is under the purview of the maintenance director/or assigned staff.
- The facility utilizes security lighting within the building, at entry and egress points and around the building and site perimeters, such that surveillance footage recorded will provide clear images that are useful to Law Enforcement Authorities.
- Ensure proper working order and placement so that intruders will be discouraged from attempts to gain access to the facility through proper illumination at entry points, making detection much more likely.
- Ensure enhanced security lighting will avoid light that is "too bright" and creates blinding glare or deep shadows.
- Ensure light trespass is eliminated so as not to interfere with vehicular traffic, neighbors, and adjacent properties.
- All points of ingress and egress shall (i) be illuminated by at least a twenty-foot radius of lighting, which shall be activated by motion sensor,
- All lighting shall be shielded and downward casting to limit outward light emittance.
- All lighting will adhere to the International Dark Sky Outdoor Lighting Basic Principles.
- All lighting will have a clear purpose, be directed only to where it is needed, be no brighter than necessary and will be used only when it is useful.

Nova Farms is open to collaborating with the Morris Police Department to develop and help implement its security plan. Nova Farms has worked hand-in-hand with its current host communities to establish a safe and secure dispensary and recognizes that it takes a collaborative effort between public resources and its Security Team to ensure success. Nova Farms would welcome the idea of having periodic reviews with the Morris Police Department so that open lines of communication are always established.



Summary

Parcel Number 298
 Account Number 00027300
 Location Address 131 SOUTH ST
 Map-Block-Lot 10/680/131
 Use Class/Description 1-1 Residential
 Assessing Neighborhood 2A
 Acreage 38
 Utilities



Owner

DORSETT ERICA K & MATHEWS COREY F
 79 JOHN WEIK RD
 MORRIS, CT 06763

Assessment History

| | 2020 | 2018 |
|--------------------------|--------------|--------------|
| Assessed Year | | |
| Appraised Building Value | \$138,500.00 | \$138,500.00 |
| Appraised XF/OB Value | \$89,500.00 | \$89,500.00 |
| Appraised Land Value | \$302,230.00 | \$302,230.00 |
| Appraised Total Value | \$530,230.00 | \$530,230.00 |
| Assessed Building Value | \$96,950.00 | \$96,950.00 |
| Assessed XF/OB Value | \$62,650.00 | \$62,650.00 |
| Assessed Land Value | \$84,540.00 | \$84,540.00 |
| Assessed Total Value | \$244,140.00 | \$244,140.00 |

Land

Building Number 1
 Land Use 6-1 - FARM LAND

Land Units 36.62 AC
 Value 205,990

Building Number 1
 Land Use 1-1 - Residential

Land Units 1.38 AC
 Value 96,240

Building Information

| | | | | | |
|----------------------|-----------------|-------------------------------|------------|----------------|--|
| Building # | 1 | Fireplaces | | Asph/F Gls/Cmp | |
| Style | Old Style | Roof Cover | | Gable/Hip | |
| Actual Year Built | 1918 | Roof Structure | | Average | |
| Effective Year Built | 1984 | Floor Type | | Hot Water | |
| Living Area | 2,483 | Heat Type | | Oil | |
| Stories | 2 | Fuel Type | | None | |
| Grade | 04 C | AC | | 05/2/1/11 | |
| Exterior Wall | Clapboard | Bdrms/Full Bth/Hlf Bth/Ttl Rm | | 624 | |
| Interior Wall | Drywall/Sheet | Basement Sq. Ft. | | | |
| Code | Description | Living Area | Gross Area | Effective Area | |
| BAS | First Floor | 1,859 | 1,859 | 1,859 | |
| DCK | Deck | 0 | 40 | 4 | |
| FEP | Porch, Enclosed | 0 | 235 | 165 | |
| FGR | Garage, | 0 | 330 | 132 | |
| FOP | Porch, Open | 0 | 65 | 13 | |
| FUS | Upper Story | 624 | 624 | 624 | |
| UAT | Attic | 0 | 918 | 92 | |
| UBM | Basement | 0 | 624 | 125 | |
| | Totals | 2,483 | 4,695 | 3,014 | |

Out Buildings\Extra Features

Description 2 STORY
 Sub Description

Year Built 1944
 Value \$27,290

The application was received at our meeting last night. Unfortunately because the application was brought to me on the morning of October 19th 2022 instead of October 18th we need to go through the Special Exception process. We have everything we need. We will just need you to send this legal notice to the abutters and to bring those receipts back to us. They need to be sent with certified mail. They do not have to be sent across the street, they just need to be sent to anyone who touches the property. If you need anything you can email me back. Also I will need an updated fee, but that can be brought at the public hearing on November 2nd 2022. Here is the legal notice you will need to attach to the certified letters. We will see you on November 2nd on zoom or in person.

Thank You, Tony Adili ZEO

Planning & Zoning

From: John Kenyon <john@novafarms.com> on behalf of John Kenyon
Sent: Tuesday, November 01, 2022 8:50 AM
To: Planning & Zoning
Subject: Re: 131 South Street
Attachments: CS2022MC10001-Cult-Site-Morris-CT-ANSI-D-34X22-Rev-.1.pdf; Revised Site Plan.pdf

Tony,

Attached is an electronic version of the site plan we submitted. We had discussions with the neighbor to the south and have agreed to move the proposed fence away from their property line so as to not impact their views. Attached is the revised plan with the fence moved in.

Regards

John F. Kenyon
In-House Counsel
Nova Farms
john@novafarms.com
401.741-6190



On Tue, Nov 1, 2022 at 8:19 AM Planning & Zoning <planningandzoning@townofmorrisct.com> wrote:

Hey John

Is there anyway I can have an electronic copy of the site plan for tomorrow meetings

Thank You, Tony Adili ZEO

Planning & Zoning

From: John Kenyon <john@novafarms.com> on behalf of John Kenyon
Sent: Thursday, November 10, 2022 1:53 PM
To: Janell Mullen
Cc: Planning & Zoning; David R. Wiig
Subject: Re: Application - 131 South Street, Morris

Janell,

Thanks for reaching out. We are retaining a surveyor and engineer to prepare the plans. It will likely take a few months to get all the necessary material prepared. We will clarify the number of green/hoop houses with the new submission. We designed and constructed the hoop houses at our Massachusetts farm with wood we milled from trees at the farm. We don't currently have any building plans for those but we will have them prepared. We will also prepare design and floor plans for the existing barn. We plan on just revitalizing the exterior of the existing buildings in order to keep the rural appearance. We were hoping to wait until we have approval before completing the engineering design of the barn as that will likely cost in the hundreds of thousands of dollars.

I did reach out to Attorney Grimes after the meeting to see if there was anything we could do to address his client's concerns. He let us know that there was nothing we could do and he was prepared to fight us no matter where in Morris we proposed this use. However, we do plan on revising the plans in order to eliminate any potential impacts on his clients.

Let me know if you have any questions.

Regards

John F. Kenyon
In-House Counsel
Nova Farms
john@novafarms.com
401.741-6190



On Thu, Nov 10, 2022 at 8:42 AM Janell Mullen <jmullenconsulting@gmail.com> wrote:
Hi John,

I serve the Town of Morris as their planning consultant. I wanted to touch base to make sure that your team has clarity when it comes to the materials that need to be submitted in order for the Commission to receive and accept your application as complete.

Under recently adopted regulations, Adult Recreational Cannabis falls into a Special Exception use in the zones where it is permitted (R-60 is included).

In Accordance with Section 52, of the Town of Morris Zoning Regulations, the Commission may waive the requirement for a site plan and/or architectural plans. However, in this particular case they have not waived that requirement, which is further outlined in **Section 8: Additional Standards** and states:

1. Site Plan: A site plan shall be drawn to a scale of not less than 40 feet to the inch and shall show all of the following information, both existing and proposed, as applicable to the particular Zoning Permit: property lines and lines delineating the land to be used under the Zoning Permit; contours at an interval not exceeding two (2) feet or equivalent ground elevations; buildings, structures, retaining walls, signs and outdoor illumination facilities; streets, driveways, off-street parking and loading spaces, outside storage areas and all paved areas; water courses, ponds, and wetlands, *stormwater management system designed in accordance with the Town of Morris Low Impact Sustainable Development Design Manual*, and sewage disposal, and water supply facilities; docks, wharfs, and bulkheads; landscaping (including trees and/or shrubs, lawns and other landscape features and natural terrain not disturbed). The site plan shall be prepared by a professional engineer licensed to practice in the State of Connecticut.
2. Architectural Plans: Architectural plans required to be submitted in connection with the establishment of certain uses of land, buildings and other structures as specified in the commercial and industrial districts shall include all proposed buildings, structures, and signs proposed to be reconstructed, enlarged, extended, moved, or structurally altered.

Architectural plans may be in preliminary form, but shall include exterior elevation drawings, prepared, except for drawings for signs, by an architect or professional engineer licensed to practice in the State of Connecticut.

More specifically when it comes to **Section 52.16 Adult Recreational Cannabis Production**, the Commission will need the following information where applicable:

1. Details regarding the license type, license number, license holder, and contact information of the point person who is to be deemed responsible for the property during its use as an Adult Recreational Cannabis Production facility
2. Anticipated number of employees that will be working on-site
3. Average number of daily vehicular trips to be anticipated arriving and departing the facility including employees, deliveries, and other trips that can be associated with the operation of the facility
4. Measures being taken by the license holder to ensure the property is secure and to ensure that there are no adverse impacts to proximal property owners
5. Indication that the sanitary systems have been reviewed and approved by the Torrington Area Health District
6. Parking plan
7. Lighting plan for all outdoor illumination
8. The site plan shall indicate a load zone if drop-offs and pick-ups are an integral part of the operations
9. Upon review of the application, the Commission shall be given the information regarding the facility's signage and its location

Upon reviewing the materials that were submitted to the Town, I did notice a discrepancy between the number of greenhouses mentioned in the application (12) versus the number shown on the preliminary plot plan (8). We need to ensure the details of your proposal are properly conveyed to the Commission and to the public.

As you update your application, please let us know if you have any questions.

Sincerely,

Janell Mullen

--

JANELL M. MULLEN
Land-Use Consultant

Planning & Zoning

From: v@d2p.com
Sent: Friday, April 22, 2022 9:50 AM
To: 'Planning & Zoning'
Cc: wiig@optonline.net
Subject: RE: Nova Farms visit

Great, I will meet you in the parking lot.
Thanks!
V

Veronica Florio
Customer Service Manager
The Job Shop Company
Design-2-Part Shows
800-225-4535, ext. 137
v@d2p.com

From: Planning & Zoning <planningandzoning@townofmorrisct.com>
Sent: Friday, April 22, 2022 9:10 AM
To: v@d2p.com
Cc: wiig@optonline.net
Subject: RE: Nova Farms visit

Around 8 am.

From: v@d2p.com [mailto:v@d2p.com]
Sent: Friday, April 22, 2022 9:14 AM
To: 'Planning & Zoning'
Cc: wiig@optonline.net
Subject: RE: Nova Farms visit

Good morning David & Tony...what time are we meeting at the town hall tomorrow morning?
Thanks
V

Veronica Florio
Customer Service Manager
The Job Shop Company
Design-2-Part Shows
800-225-4535, ext. 137
v@d2p.com

From: Planning & Zoning <planningandzoning@townofmorrisct.com>
Sent: Thursday, April 21, 2022 8:13 AM
To: wiig@optonline.net; veronica@jobshop.com
Subject: FW: Nova Farms visit

From: 1st Selectman [mailto:1stselectman@townofmorrisct.com]

Sent: Thursday, April 21, 2022 7:58 AM

To: Planning & Zoning

Subject: Nova Farms visit

The address is 136 Kellogg Rd. in Sheffield. The GPS will say you're there as you pass a yoga studio, but you have to keep going about another quarter mile and take the right after the Jehovah's Witness church. There is a Nova sign and parking in the front.

Let me know if you have any issues or questions!

Joy
2039965327

Thomas Weik
1st Selectman
Town of Morris
Morris,CT



Planning & Zoning

From: David R. Wiig <wiig@optonline.net> on behalf of David R. Wiig
Sent: Sunday, November 06, 2022 11:41 PM
To: lindenmuthlori; Janell Mullen; Planning & Zoning
Subject: re[4]: Re

Lori

Until this is forced to the forefront again, we can add Cannabis regulation discussion to our planning meetings agenda. Tony, please make it so.

Dave

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

From: Lori <lindenmuthlori@gmail.com>
To: "David R. Wiig" <wiig@optonline.net>, Janell Mullen <janell.mullen@gmail.com>, Planning & Zoning <planningandzoning@townofmorrisct.com>
Date: Sun, 06 Nov 2022 13:00:25 -0500
Subject: **RE: re[2]: Re**

Agree and Thank you.
Im.sure Janelle has is straight in her mind.
Can we please discuss this for a few next meeting she is with us.

Have a great week.

Lori

Sent from my Galaxy

----- Original message -----

From: "David R. Wiig" <wiig@optonline.net>
Date: 11/6/22 1:19 AM (GMT-05:00)
To: lindenmuthlori <lindenmuthlori@gmail.com>, Janell Mullen <janell.mullen@gmail.com>, Planning & Zoning <planningandzoning@townofmorrisct.com>
Subject: re[2]: Re

Lori

This is probably better discussed at a meeting. I do agree, we will see this application again.

Dave

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

From: Lori <lindenmuthlori@gmail.com>

To: "David R. Wiig" <wiig@optonline.net>, Janell Mullen <janell.mullen@gmail.com>, Planning & Zoning <planningandzoning@townofmorrisct.com>

Date: Sat, 05 Nov 2022 17:12:18 -0400

Subject: re: Re

I am confused.

We will be faced with this again, I'm sure.

Loru

Sent from my Galaxy

----- Original message -----

From: "David R. Wiig" <wiig@optonline.net>

Date: 11/5/22 12:17 AM (GMT-05:00)

To: lindenmuthlori <lindenmuthlori@gmail.com>, Janell Mullen <janell.mullen@gmail.com>, Planning & Zoning <planningandzoning@townofmorrisct.com>

Subject: re: Re

Lori

Janell answered this question during the meeting on Wednesday. The applicant needs to document their status in the process of obtaining that license. It could be that documenting the fact that Nova Farms has been approved as a Social Equity License applicant is sufficient to say they are a serious applicant and likely will get the license, if we approve them. Therefore, it is within our purview to approve the application contingent upon Nova Farms getting the license.

Janell likened it to approving a business' application contingent upon their getting a liquor license. While the business could not operate without the license, they would need approval to get the license. Therefore, the board can take this into account in acting on the application.

Dave

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

From: Lori <lindenmuthlori@gmail.com>

To: Janell Mullen <janell.mullen@gmail.com>, Planning & Zoning <planningandzoning@townofmorrisct.com>, "David R. Wiig" <wiig@optonline.net>

Date: Fri, 04 Nov 2022 16:30:20 -0400

Subject: Re

Hello and Happy Friday,

I am doing some research on the license and provisional licenses for cultivating.

I believe this will be coming before us again(if not with nova perhaps another group) in the future and wondered Janelle, if you could help us clarify exactly what we need as a commission to satisfy our own regulations for the license piece.

I was also unable to verify if nova indeed was granted a social equity approval by the state. I couldn't find the correct sight. Again, not specific to Nova, I'd like to know for any future applicants and be prepared.

Happy to do more leg work, hoping Janelle can assist in where to look this information up. ðŸ˜~

Thank you,
Have a great weekend.

Lori Lindenmuth

"The state's Social Equity Council gave initial approval to the 16 applicants last week. The applicants had to meet income, residency and ownership requirements set by the council in order to qualify for the social equity cultivator licenses. They must now undergo a background check and a review by the state Department of Consumer Protection, which is expected to take several weeks."

Sent from my Galaxy

Planning & Zoning

From: John Kenyon <john@novafarms.com> on behalf of John Kenyon
Sent: Thursday, November 10, 2022 1:53 PM
To: Janell Mullen
Cc: Planning & Zoning; David R. Wiig
Subject: Re: Application - 131 South Street, Morris

Janell,

Thanks for reaching out. We are retaining a surveyor and engineer to prepare the plans. It will likely take a few months to get all the necessary material prepared. We will clarify the number of green/hoop houses with the new submission. We designed and constructed the hoop houses at our Massachusetts farm with wood we milled from trees at the farm. We don't currently have any building plans for those but we will have them prepared. We will also prepare design and floor plans for the existing barn. We plan on just revitalizing the exterior of the existing buildings in order to keep the rural appearance. We were hoping to wait until we have approval before completing the engineering design of the barn as that will likely cost in the hundreds of thousands of dollars.

I did reach out to Attorney Grimes after the meeting to see if there was anything we could do to address his client's concerns. He let us know that there was nothing we could do and he was prepared to fight us no matter where in Morris we proposed this use. However, we do plan on revising the plans in order to eliminate any potential impacts on his clients.

Let me know if you have any questions.

Regards

John F. Kenyon
In-House Counsel
Nova Farms
john@novafarms.com
401.741-6190



On Thu, Nov 10, 2022 at 8:42 AM Janell Mullen <jmullenconsulting@gmail.com> wrote:
Hi John,

I serve the Town of Morris as their planning consultant. I wanted to touch base to make sure that your team has clarity when it comes to the materials that need to be submitted in order for the Commission to receive and accept your application as complete.

Under recently adopted regulations, Adult Recreational Cannabis falls into a Special Exception use in the zones where it is permitted (R-60 is included).

In Accordance with Section 52, of the Town of Morris Zoning Regulations, the Commission may waive the requirement for a site plan and/or architectural plans. However, in this particular case they have not waived that requirement, which is further outlined in **Section 8: Additional Standards** and states:

1. Site Plan: A site plan shall be drawn to a scale of not less than 40 feet to the inch and shall show all of the following information, both existing and proposed, as applicable to the particular Zoning Permit: property lines and lines delineating the land to be used under the Zoning Permit; contours at an interval not exceeding two (2) feet or equivalent ground elevations; buildings, structures, retaining walls, signs and outdoor illumination facilities; streets, driveways, off-street parking and loading spaces, outside storage areas and all paved areas; water courses, ponds, and wetlands, *stormwater management system designed in accordance with the Town of Morris Low Impact Sustainable Development Design Manual*, and sewage disposal, and water supply facilities; docks, wharfs, and bulkheads; landscaping (including trees and/or shrubs, lawns and other landscape features and natural terrain not disturbed). The site plan shall be prepared by a professional engineer licensed to practice in the State of Connecticut.

2. Architectural Plans: Architectural plans required to be submitted in connection with the establishment of certain uses of land, buildings and other structures as specified in the commercial and industrial districts shall include all proposed buildings, structures, and signs proposed to be reconstructed, enlarged, extended, moved, or structurally altered.

Architectural plans may be in preliminary form, but shall include exterior elevation drawings, prepared, except for drawings for signs, by an architect or professional engineer licensed to practice in the State of Connecticut.

More specifically when it comes to **Section 52.16 Adult Recreational Cannabis Production**, the Commission will need the following information where applicable:

1. Details regarding the license type, license number, license holder, and contact information of the point person who is to be deemed responsible for the property during its use as an Adult Recreational Cannabis Production facility
2. Anticipated number of employees that will be working on-site
3. Average number of daily vehicular trips to be anticipated arriving and departing the facility including employees, deliveries, and other trips that can be associated with the operation of the facility
4. Measures being taken by the license holder to ensure the property is secure and to ensure that there are no adverse impacts to proximal property owners
5. Indication that the sanitary systems have been reviewed and approved by the Torrington Area Health District
6. Parking plan
7. Lighting plan for all outdoor illumination
8. The site plan shall indicate a load zone if drop-offs and pick-ups are an integral part of the operations
9. Upon review of the application, the Commission shall be given the information regarding the facility's signage and its location

Upon reviewing the materials that were submitted to the Town, I did notice a discrepancy between the number of greenhouses mentioned in the application (12) versus the number shown on the preliminary plot plan (8). We need to ensure the details of your proposal are properly conveyed to the Commission and to the public.

As you update your application, please let us know if you have any questions.

Sincerely,

Janell Mullen

--

JANELL M. MULLEN
Land-Use Consultant

Planning & Zoning

From: David R. Wiig <wiig@optonline.net> on behalf of David R. Wiig
Sent: Thursday, November 10, 2022 12:36 AM
To: Janell Mullen
Cc: planningandzoning@townofmorrisct.com
Subject: re[2]: Fwd: Consumer Protection Announces Next Steps in Cannabis Cultivation Licensure Process

Janell

You can address me as Dave.

Dave

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

From: Janell Mullen <jmullenconsulting@gmail.com>
To: "David R. Wiig" <wiig@optonline.net>
Date: Tue, 8 Nov 2022 16:44:55 -0500
Subject: Re: Fwd: Consumer Protection Announces Next Steps in Cannabis Cultivation Licensure Process

Hi Chairman,Â

Understood and I completely agree.Â It is the applicant's responsibility to provide the P&Z with their licensing information.Â Â

On Mon, Nov 7, 2022 at 11:26 PM David R. Wiig <wiig@optonline.net> wrote:

Janell

Â

Someone already shared this information.Â That was why I didn't see that as an issue.Â I also stated that fact during the Public Hearing.

Â

Regardless, this information needs to come from the applicant.Â It is not up to us to make that determination.Â We need the official letter or document that proves this from Nova Farms.

Â

Dave

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

Â Â

From:Â Janell Mullen <jmullenconsulting@gmail.com>
To:Â planningandzoning@townofmorrisct.com, wiig@optonline.net
Date:Â Sun, 6 Nov 2022 17:10:54 -0500
Subject:Â Fwd: Consumer Protection Announces Next Steps in Cannabis Cultivation Licensure Process

Â Â

Hi David and Tony,Â,Â

I just wanted to pass along the press release that I received from DCP that includes Nova Farms Connecticut LLC as on the list of those approved for a Social Equity License. I am sure the applicants will also be able to produce additional information to validate that they are in the running for such a license. Ã,Ã

Tony, when you have a chance, do you mind forwarding me the packet of information the Nova Farms sent you as their application?Ã,Ã If you don't mind giving me their contact email, I can review the submitted materials and circle back with the applicant to confirm what additional materials the P&Z will need in order to accept the application as complete.Ã,Ã I will always include you and David in any correspondence that I send when working on behalf of the Town of Morris P&Z - thanks so much.Ã,Ã

Best,Ã,Ã
Janell Ã,Ã

----- Forwarded message -----

From: **Janell Mullen** <janell.mullen@gmail.com>

Date: Fri, Nov 4, 2022 at 6:44 PM

Subject: Fwd: Consumer Protection Announces Next Steps in Cannabis Cultivation Licensure Process

To: <jmullenconsulting@gmail.com>

----- Forwarded message -----

From: **CT Department of Consumer Protection** <dcp@ct.gov>

Date: Tue, Jul 19, 2022 at 1:32 PM

Subject: Consumer Protection Announces Next Steps in Cannabis Cultivation Licensure Process

To: Janell Mullen <janell.mullen@gmail.com>



[Web Version](#) Ã,Ã Ã,Ã Ã,Ã



Consumer Protection Announces Next Steps in Cannabis Cultivation Licensure Process

Posted on July 19 , 2022

Approved Social Equity Cultivators Will Operate in Disproportionately Impacted Areas of the State

(HARTFORD, CT) Ã,Ã The Department of Consumer Protection has invited qualifying Social Equity Applicants to proceed with the next steps in the application review process for Cultivators located in a Disproportionately Impacted Area (DIA).

The Department was notified that 16 applications were approved by the Social Equity Council for satisfactorily meeting the requirements approved by the General Assembly to qualify for the DIA Cultivator license type, which is only available to Social Equity applicants.

“Thank you to the Social Equity Council for their work in taking this important step in the licensure process for cannabis businesses,” said **DCP Commissioner Michelle H. Seagull**. “DCP will review background checks for those applicants who received a vote of approval from the Council. Provisional licenses will be granted once the background checks are complete and selected applicants have submitted the required information and related fees. Licensees will then be able to move forward with setting up their business and applying for a final license.”

“These important steps mean Connecticut cannabis cultivation will be primarily operated by people from those communities identified as disproportionately impacted by the War on Drugs, who qualified as Social Equity Applicants,” said **Gov. Ned Lamont**. “While there is still a lot of work to be done, we are establishing Connecticut as a leader in addressing the inequities and injustices caused by cannabis prohibition. We are ensuring those communities most harmed have an opportunity to be leaders in this newly regulated industry.”

“I am proud of the work the council has done to get to this point in the process while maintaining a commitment to equity and inclusion, as well as future reinvestment in the communities most harmed by the war on drugs,” said **DCP Deputy Commissioner Andr  a Comer, who serves as chair of the Social Equity Council**. “We are excited for what comes next, and to see these businesses thrive in this new marketplace.”

The 16 applicants and their backers have been asked to submit additional information for the required background check. The background check is conducted by a third-party processing company and DCP’s review of the applications is expected to take several weeks. Once the review is complete, the qualifying applicants will be invited to pay the appropriate fees and move forward with the next phase of licensure, including establishing their business in a DIA for operation.

The applicants who were approved by the Social Equity Council and have been contacted by the Department of Consumer Protection for next steps are listed below.

| BUSINESS NAME |
|--|
| CT Plant Based Compassionate Care LLC |
| Insa CT, LLC |
| Shangri-La Dispensary |
| Soulstar CT, LLC |
| Nova Farms Connecticut LLC |
| The Flower House LLC |
| FFD 149 LLC |
| The Yard Connecticut LLC |
| Quinnipiac Valley Growth Partners, LLC |
| Impact Initiatives LLC |
| MariMed CTP LLC |
| Connecticut Cultivation Solutions, LLC |
| FRC Holdings LLC |
| River Growers CT LLC |
| Connecticut Social Equity, LLC |
| The Cannabis Garden LLC |

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The DIA Cultivator License, established by [Section 149 of An Act Concerning Responsible and Equitable](#)

Regulation of Adult-Use Cannabis, included a one-time application period of three months. Applicants for this license type were **not subject to a lottery process**, and there was no limit to the number of DIA Cultivator applicants the Social Equity Council could approve.

The state received 41 applications for the DIA Cultivator license. All applications were evaluated by CohnReznick, the independent firm hired by the Social Equity Council to review applications. CohnReznick made recommendations for approval based on the **definition for social equity status** established by the legislature. The Social Equity Council approved in January the **documents required** to be submitted by applicants in order to verify social equity status.

Fees paid by the applicants who receive these licenses will be deposited into the Social Equity Innovation account. The fund is intended to provide access to capital for businesses, technical assistance for the start-up and operation of a business, funding for workforce education, and funding for community investments in Disproportionately Impacted Areas.

A map of the **Disproportionately Impacted Areas approved by the Social Equity Council** last year is available at ct.gov/cannabis.

Cannabis was approved for adult-use in June 2021. Adult-use cannabis retail sales are anticipated to begin in the state around the end of 2022. For information about Adult-Use Cannabis, visit ct.gov/cannabis.

[Read on CT.gov](#)

Department of Consumer Protection
450 Columbus Blvd.
Suite 901
Hartford, CT 06103

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JANELLA M. MULLEN,
Land-Use Consultant