

August 27, 2021

Ms. Kristen Tangarone  
Curaleaf, LLC  
34 Hopmeadow Street  
Simsbury, CT 06089

**Re: Proposed Curaleaf Expansion – Traffic Report  
34 Hopmeadow Street  
Simsbury, Connecticut  
Our File: 21126**

Dear Ms. Tangarone:

Pursuant to your request, our office has prepared this letter to outline the trip generation potential of a proposed 41,168 s.f. expansion to the existing Curaleaf manufacturing facility located at 34 Hopmeadow Street, CT Route 10, in the Town of Simsbury, CT. The site location is presented in Figure 1. This letter is intended to accompany an application to the Simsbury Zoning Commission for a Special Exception Permit.

The property proposed for expansion is located on the east side of Hopmeadow Street a short distance north of the Avon Town Line. The site consists of an existing 65,775 s.f. manufacturing facility with a total of 249 parking spaces. The property has access to Hopmeadow Street by way of a full movement unsignalized driveway located slightly offset from and just north of Lincoln Lane. The property shares an access with the adjacent Aspen Glenn apartment complex.

The proposal calls for an expansion of 41,168 s.f. of floor area located on the north side of the existing manufacturing building. The rear parking lot will be restriped in accordance with current town standards. A total of 252 parking spaces, representing an increase of 3 spaces, will be provided. There are no proposed changes to the site access.

In order to determine the trip generation for the proposed subdivision, the Institute of Transportation Engineers (ITE) *Trip Generation* Report was consulted. *Trip Generation* presents trip generation estimates for many land uses based on counts conducted at existing facilities throughout the country. The ITE report does not include a specific land use related to the cultivation of cannabis. The closest land use contained in the report is Land Use Code (LUC) 140: Manufacturing. *Trip Generation* provides average trip generation rates and regression equations based on building square footage and the number of employees.

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According to the ITE report, the existing 65,775 s.f. facility has a trip generation potential of 368 trips on a daily basis, with peak hour volumes of 41 and 44 trips during the morning and afternoon peak hours, respectively. The expanded facility, consisting of a total of 106,943 s.f. of floor area has a trip generation potential of 498 trips, with peak hour volumes of 66 and 72 trips, for the morning and afternoon peak hours, respectively. The proposed expansion therefore will result in an increase of 130 trips on a daily basis with an additional 25 trips and 28 trips for the morning and afternoon peak hours, respectively.

You have reported to us that the existing facility has a total of 90 employees with a majority of them working during the first shift, between 6 a.m. and 5 p.m. with some employees on site until 11 p.m. With the proposed expansion, an additional 40 employees are anticipated, for a total employee count of 130.

According to the ITE report, a manufacturing facility with 90 employees has a trip generation potential of 297 trips on a daily basis, with peak hour volumes of 56 and 58 trips during the morning and afternoon peak hours, respectively. The expanded facility, with a total of 130 employees, has a trip generation potential of 412 trips, with peak hour volumes of 67 and 66 trips, for the morning and afternoon peak hours, respectively. The proposed expansion therefore will result in an increase of 115 trips on a daily basis with an additional 11 trips and 8 trips for the morning and afternoon peak hours, respectively. The trip generation results are summarized in Table 1.

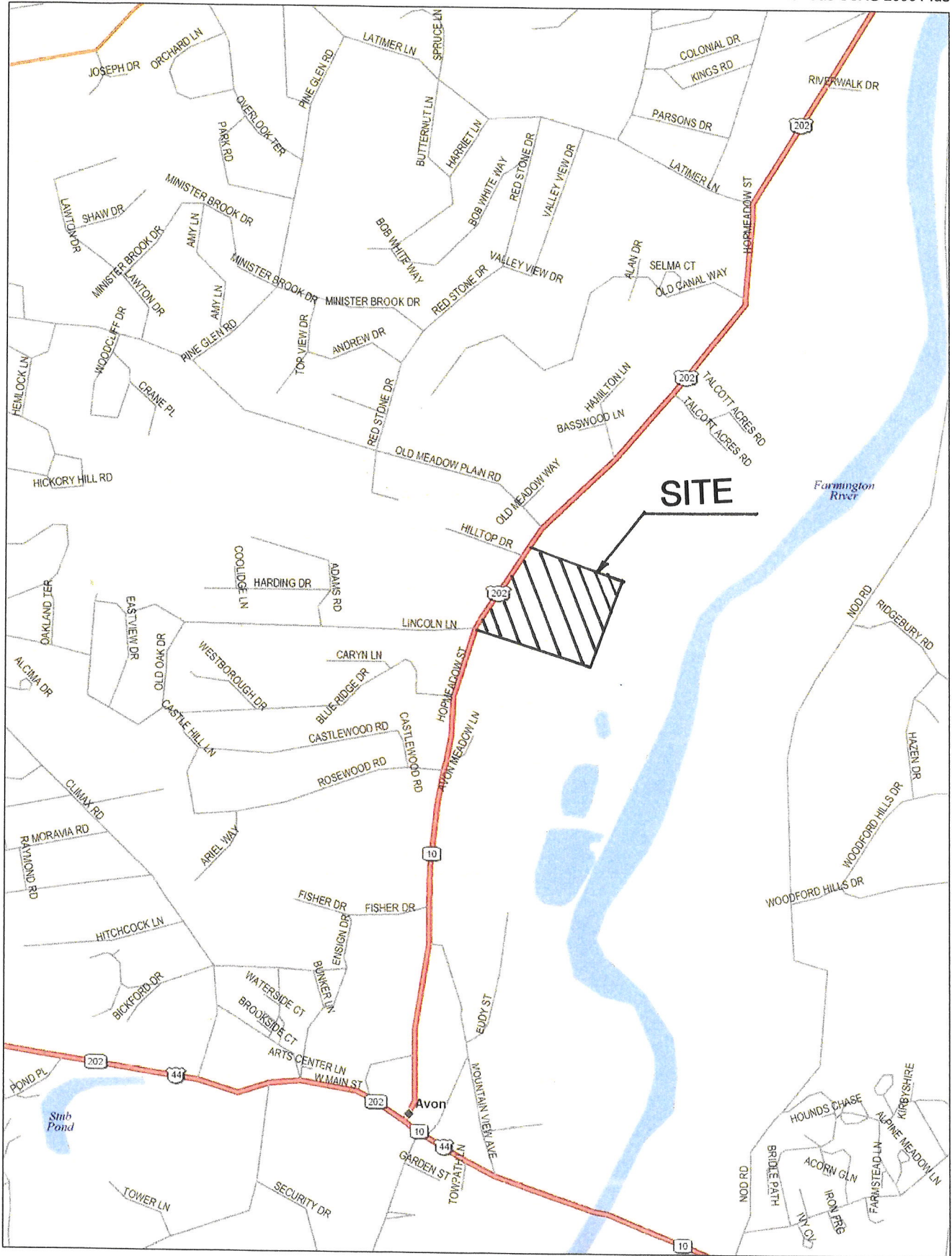
The proposed expansion will result, in a worst case scenario, in 24 new trips and 28 new trips during the morning and afternoon peak hours, respectively. These increases represent approximately 1 new trip every two minutes on average during peak hours. These minor increases will not result in a significant impact on traffic operations on the local roadway network.

We appreciate the opportunity to provide this information to you. A representative from our firm will be available to present testimony before local commissions if needed. If you require any additional information, please do not hesitate to contact our office.

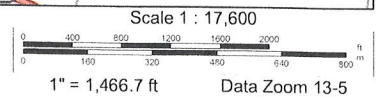
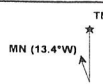
Very truly yours,  
**F. A. Hesketh & Associates, Inc.**



Scott F. Hesketh, P.E.  
Manager of Transportation Engineering



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**Table 1**  
**Trip Generation Summary**  
**Curaleaf**  
**34 Hopmeadow Street (Route 10) - Simsbury, CT**

Land Use	Size	ADT	A.M. Peak Hour			P.M. Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
<b>Existing Development</b>								
<b>Manufacturing</b>	<b>65,775 s.f.</b>	368	31	10	41	14	30	44
	<b>90 Employees</b>	297	41	15	56	22	36	58
<b>Proposed Development</b>								
<b>Manufacturing</b>	<b>106,943 s.f.</b>	498	51	15	66	22	50	72
	<b>120 Employees</b>	412	49	18	67	26	40	66
<b>Difference</b>		<b>130</b>	<b>20</b>	<b>5</b>	<b>25</b>	<b>8</b>	<b>20</b>	<b>28</b>
		<b>115</b>	<b>8</b>	<b>3</b>	<b>11</b>	<b>4</b>	<b>4</b>	<b>8</b>