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Please reply to Simsbury

October 12, 2022

David Ryan
Chairman of the Zoning Commission
c/o Joseph Hollis, Land Use Specialist
933 Hopmeadow Street
Simsbury, CT 06070

RE: Curaleaf

Dear Mr. Ryan,

This office represents the interest of Curaleaf LLC located at 34 Hopmeadow Street Simsbury, Connecticut. As you know, Curaleaf is a Cannabis Establishment growing, cultivating and producing cannabis products in the aforementioned location.

We have reviewed the proposed Simsbury zoning regulation amendments regarding the cannabis industry and have some minor concerns we believe can be clarified with minor revisions to the proposed language. The overall concern is that Curaleaf does not want to be affected in any negative way from its present operations. We do not want any unintended consequences to affect Curaleaf's operation presently or in the future. That being said, we are suggest the following revisions:

1) Curaleaf is a "Cannabis Establishment" and its operations are covered in the proposed definition revisions, however, in Section 5.5 and on page 32 of the Permitted Use Chart for I-1 zone, the language limits those uses. One part of the definition that was excluded was "Producer". We believe that permitted use should include "Producer".

2) We would like the following language to be added to the regulation on page 32, or where the Commission sees fit to add it, so Curaleaf, which is already in existence, does not have to go through any special exception process for medical or adult retail use production. With this language nothing will change in their operation but would allow them to continue to operate in this location without hinderance.

"Cannabis Establishments, as defined, that are in existence at the time of the adoption of the amended cannabis regulations shall be considered an as of right use for this particular location and shall not be considered a non-conforming use."

Hassett & George, P.C.

October 12, 2022

Page 2

They presently employ approximately 65 employees in this location. They pay approximately Three Hundred Thirteen Thousand (\$313,000) Dollars in personal property tax and they have been a good corporate citizen for years.

With these revisions Curaleaf can maintain their medical and adult use operations without the necessity of any further additional approvals which could affect or delay its operations. Please do not hesitate to contact me with any questions.

Very truly yours,



Louis N. George

cc: Attorney Robert Decrescenzo
LNG

From: Chefjlevy87@att.net
To: [Hollis Joseph](#)
Subject: Testimony submission zoning commission application 22-33
Date: Monday, October 17, 2022 9:39:54 AM

Zoning commission,

I support the allowance of recreational cannabis dispensaries in town and urge the commission to adopt language permitting their establishment in areas of town they have identified as being able to accommodate them based on the needs of this type of business.

Thank you

-Jason L. Levy, resident

Sent from my iPhone

From: [Aviva Asnis-Alibozek](#)
To: [Hollis Joseph](#)
Cc: [Heather Goetz](#)
Subject: Fwd: Cannabis- Public Hearing
Date: Thursday, October 6, 2022 2:45:16 PM

Dear Mr Hollis,

Our Simsbury First Selectman, Heather Goetz, brought to my attention that there is a public hearing on Oct 17 regarding the allowance of cannabis dispensaries in Simsbury. I am unable to attend the meeting but was hoping that you may consider sharing on my behalf the experience below — an extremely traumatic experience for my family — publicly at the meeting to ensure the issue is raised. Our families also include our vulnerable animals (and Simsbury is quite the dog community with the funding we have put forth into the dog park etc.), and the placement of cannabis dispensaries in Simsbury may inadvertently also expose our pets to marijuana toxicosis. In fact, dogs have heightened THC receptors and even smaller amounts of ingested cannabis from human stool or plants growing in un-enclosed spaces can result in morbidity and mortality.

Please see my personal experience with this below. I am happy to say that my dog did survive... but it was a horrible (and costly) experience.

Many thanks.
Aviva G. Asnis-Alibozek
12 Ferry Lane
Simsbury, CT

Begin forwarded message:

From: Aviva Asnis-Alibozek <avivaalibozek@comcast.net>
Subject: Re: Cannabis- Public Hearing
Date: October 6, 2022 at 12:35:38 PM EDT
To: Heather Goetz <heathergoetz@me.com>

Hi Heather.

I will not be able to attend this meeting However, if you are attending, I would ask you to relay my concern from the following experience that just happened this past weekend — this is a text letter to my neighbors:

Dear neighbors... sorry for long text... but I want you to know that I took PJ for a walk last evening in the park and on our way out, in the woods just next to the parking lot, he found something and ate it. I didn't want to get poison ivy so I didn't investigate, but assumed it was a white bag of food someone through to the side. Within 3 hours he was very sick -- lack of balance, paranoid, anxious, ultimately poorly responsive and we took him to the veterinary ER (had to go to Middleton because they were concerned for stroke). Blood work was ok and exam showed what looked like dysphoria and toxic ingestion. Took him home and am continuing to support him --- still sleepy, uncoordinated, and pretty lethargic but will eat :) I went back to the park this morning and I found that what he ate was human feces (the white was a tissue used to wipe). I am pretty sure that

anyone pooping just next to the parking lot in the park may have been on drugs and marijuana is 65% excreted in the feces.
I am sharing this because it scares me and I want you to be careful with your dogs off leash in the park.
Fingers crossed PJ continues to improve and he just needs time for it to wear off.

Indeed, PJ had marijuana toxicosis from eating contaminated feces. I imagine that this would also be an even bigger issue if we started having dispensaries in Simsbury — we are a very dog conscious community and this raises some large safety concerns.

Thanks!
Aviva

On Oct 6, 2022, at 10:44 AM, Heather Goetz
<heathergoetz@me.com> wrote:

Dear Simsbury Families,

There is an important zoning commission meeting coming up on Monday, October 17th, 7pm at the Simsbury Public Library. The meeting pertains to the allowance of cannabis dispensaries in Simsbury. The town put a moratorium in place last year, which is due to expire on November 8th. The zoning commission is holding this public hearing to hear from residents in regards to this issue. I strongly urge you to have your voice heard as to where you stand on the issue of cannabis dispensaries in Simsbury. Please feel free to reach out to me if you would like to discuss the topic further.

Best regards,

Heather

From: [Paul Smarrelli](#)
To: [Hollis Joseph](#)
Subject: Re: Application #22-32
Date: Wednesday, October 5, 2022 5:00:37 PM

As a homeowner in town I can say that I am firmly against a cannabis location in Simsbury. There are several concerns. I currently work in Westfield Mass very close to a new distribution center that opened and the traffic in/out of that location is extreme and has cause a major problem for near by stop sign and traffic light queues. We already have traffic problems in town. In addition, there is a small % of the population visiting that location that that will also visit this proposed location that will be a greater burden to our Police and Fire Departments/ EMS. The ripple effect is mostly negative to the town and I would strongly recommend not allowing this to happen.

Thanks
Paul Smarrelli
32 Sand Hill Rd

Application #22-32 of the Simsbury Zoning Commission, Applicant; George McGregor, Agent; for a text amendment to the Zoning Regulations, Hartford-Simsbury Form-Based Code, and Simsbury Center Code for the purpose of prohibiting cannabis establishments in Simsbury Center Code and Hartford-Simsbury Code, and permitting the use in specific zoning districts in the Town Zoning Regulations.

From: [Julie Williams](#)
To: [Hollis Joseph](#)
Subject: Next Planning meeting agenda
Date: Thursday, October 6, 2022 7:26:02 AM

Dear Mr. Hollis,

I am unable to attend the upcoming planning meeting but I would like to register my voice on the cannabis moratorium. I strongly believe Simsbury doesn't need the cannabis industry in our town. I support keeping the moratorium and even extending it beyond the spring to forever. We will survive as a town without it. Let's find and work with other types of businesses to encourage growth in our community.

Thank you,

Julie Williams
17 North Canton Road
West Simsbury

Sent from my iPad

From: [Liz P](#)
To: [Hollis Joseph](#)
Subject: Public comment for zoning meeting tonight
Date: Monday, October 17, 2022 11:38:14 AM

Hi Joe,

Here is my comment. I have a question though: I'm sending this in as I have a possible conflict this evening. If I end up being able to attend in person, can I withdraw my letter and comment in person?

Thank you,

Elizabeth

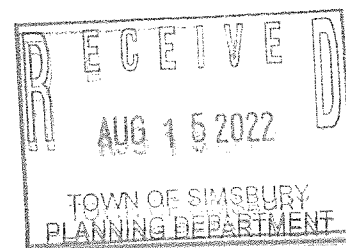
cell: 323-691-1000

To Members of The Zoning Commission,

I'm writing regarding Application #22-32. I lived in California when medical marijuana became legal about 20 years ago. Medical marijuana dispensaries began popping up, including one at the end of my street. Due to marijuana being illegal federally, credit cards could not be used for transactions and the result is these dispensaries operated as cash businesses. This caused a significant uptick in crime in my neighborhood (and other neighborhoods in the state). On approximately a weekly basis there were either after hours break-ins or actual armed robberies during business hours. This caused a lot of issues for the neighborhood including police searches through our street and lock downs while the police searched for the often armed suspects. Cannabis continues to be a cash heavy business with credit cards still not able to be used for payment. I would ask members of the commission to consider that criminals target businesses known to have large amounts of cash on hand. I would ask members of the commission to consider the impact having dispensaries in Simsbury could have on public safety and law enforcement resources. Thank you.

Elizabeth Peterson

August 15, 2022



David Rodgers Ryan, Chair
Zoning Commission
Town of Simsbury
933 Hopmeadow St.
Simsbury, CT 06070

Re: Retail Marijuana

Dear Chairman Ryan:

An article appearing in the August 5th Valley Press discussed Simsbury's debate in locating a *recreational* marijuana (THC) business. I am an Avon resident opposed to any retail sale of recreational marijuana accessible from Routes 44 or 167 or in close proximity to our common boundaries. I know Simsbury has the right to establish such business in the locations referenced in the Article, but as a "Valley Town", I am asking that your Commission members consider the impact on Avon (and other neighboring Towns) as well as the impact on Simsbury and its numerous commercial businesses along Rts. 44 and 167. Avon has acted to prohibit the retail sale of *recreational* marijuana in its Town.

According to the article, Simsbury appears to have rejected locating any recreational marijuana business in its downtown along Rt. 10 for traffic and other reasons...perhaps to maintain a family atmosphere...or retain the quality of its nearby concert venue and recreational facilities. For the same reasons Rts. 44 and 167 in Avon and Simsbury offer numerous family and youth oriented businesses, i.e., movie theater, coffee shops, clothing stores, restaurants, grocery stores, pharmacies, etc. most of which are located in contiguous buildings and, in my opinion, would be adversely affected by a recreational marijuana business. For example, it is unlikely a health care facility would welcome a recreational marijuana store next door.

Traffic presents another problem as Rt. 44 is already crowded and will become worse as development expand west. A recreational marijuana business will only further compound traffic problems as such facilities have high customer

volume and later night hours. The Valley Press article suggests that Simsbury's Commission wishes to exclude such facility from its downtown "to keep traffic from flowing into the center of Simsbury."

In my view, any recreational marijuana business should be a standalone, "destination location." It does not need to be located to attract "impulse" or casual purchasers. It does not need "window shoppers." And, Simsbury does not need to maximize its 3% "restricted" revenues from the sale of marijuana.

The foregoing, suggests that if Simsbury is seriously considering the three locations mentioned in the Article that the CuraLeaf facility off Rt. 10, represents "an example¹" of the best choice location. It is an existing "THC" marijuana facility², is a standalone building without other nearby retail, commercial or business facilities, is situated substantially off Rt. 10 and already has a high level of security at the facility.³ The presence of security deterrent measures is an important location criteria to minimize crime directed at cash businesses.

I hope your Commission will give serious consideration to my concerns and suggestions in your deliberations. Simsbury has the option to prohibit retail sale of recreational marijuana. But, if the Town chooses to allow retail sales, I encourage the Commission members and the Town to consider a location which has the attributes of the CuraLeaf facility and is not accessible from Rts. 44 or 167 or our common borders. My contact information is below, if you have any questions. Thank you.

Sincerely,



Thomas M. Armstrong

101 Ayrshire Ln.

Avon, CT 06001

TArmstrongenv@Gmail.com

cc: George McGregor, Director

¹ There may be other locations with similar attributes in Simsbury.

² The presence of a "CBD" facility should not be a basis for locating a "THC" facility.

³ I have no financial or other business interest in marijuana or any real estate in Simsbury.

HELLO, MY NAME IS LISA GRAY, AND I RESIDE AT 120 OLD CANAL WAY, WEATOGUE. I WOULD LIKE TO OFFER YOU SOME ADDITIONAL THINGS TO THINK ABOUT WHILE CONSIDERING ALLOWING THE SALE OF RECREATIONAL MARIJUANA WITHIN OUR TOWN THAT YOU MAY NOT BE AWARE OF. MANY OF MY STATEMENTS COME DIRECTLY FROM A BOOK WRITTEN BY A FORMER PRESIDENTIAL DRUG POLICY ADVISOR AND NOW CO-FOUNDER WITH FORMER U.S. REPRESENTATIVE PATRICK KENNEDY OF AN ORGANIZATION CALLED SMART APPROACHES TO MARIJUANA, KEVIN SABET. THE NAME OF THE BOOK IS "SMOKE SCREEN: WHAT THE MARIJUANA INDUSTRY DOESN'T WANT YOU TO KNOW".

TODAY THERE ARE MORE THAN 10 TIMES AS MANY DAILY USERS OF MARIJUANA THAN THERE WERE WHEN BILL CLINTON WAS PRESIDENT. THERE HAS ALSO BEEN A MAJOR JUMP IN MARIJUANA HOSPITALIZATIONS AND DRUGGED-DRIVING FATALITIES, AS WELL AS DEMONSTRATED LINKS BETWEEN THC AND PSYCHOSIS, SCHIZOPHRENIA, SUICIDE, AND DEPRESSION. TODAY'S MARIJUANA ISN'T ANYTHING LIKE IT USED TO BE. IT CAN BE UP TO 99% POTENT, AND NO ONE KNOWS THE EFFECT THIS CAN HAVE ON THE BRAIN. THE BRITISH MEDICAL JOURNAL, *THE LANCET*, RECENTLY PUBLISHED RESEARCH INDICATING REGULAR USERS OF TODAY'S HIGHLY POTENT MARIJUANA ARE 5 TIMES MORE LIKELY THAN NON-USERS TO DEVELOP PSYCHOSIS.

MANUFACTURERS OF LEGALIZED RECREATIONAL MARIJUANA ARE PACKAGING AND SPINNING WEED INTO COUNTLESS OTHER FORMS. GUMMY BEARS AND LOLLIPOPS ARE NOW BEING SOLD WITH UNPRECEDENTED LEVELS OF THC, ALL THE WHILE LURING NEW AND YOUNGER USERS. THEY'RE ENTICING THEM WITH COOKIES, SODAS, WAX, BUTTER, DABS, AND SHATTER. IF YOU'VE NEVER HEARD OF THOSE LAST 3, DON'T WORRY, YOU'RE NOT ALONE, BUT TRUST ME, THE YOUTH OF SIMSBURY KNOW WHAT THEY ARE.

RESEARCH SHOWS MARIJUANA USE AMONG YOUTH CAN LEAD TO A PERMANENT 8-POINT DROP IN IQ, AS WELL AS A SIGNIFICANT INCREASE IN THE RISK OF SCHIZOPHRENIA AND SUICIDAL

THOUGHTS. SINCE POT WAS LEGALIZED IN COLORADO, THE STATE HAS CONTINUED TO SEE INCREASES IN YOUTH SUICIDE COINCIDING WITH AN INCREASE IN MARIJUANA, WHICH FAR OUTWEIGHS ALCOHOL, SHOWING UP IN THEIR TOXICOLOGY REPORTS.

YOU MAY BE THINKING, BUT WE'RE NOT TALKING ABOUT MAKING CANNABIS AVAILABLE TO YOUTH. WELL, WE ALL KNOW HOW WELL THAT TRAIN OF THOUGHT HAS WORKED WITH CIGARETTES AND ALCOHOL. IF MARIJUANA IS MADE MORE READILY AVAILABLE, IT **WILL** GET IN TO THE HANDS OF OUR YOUNG RESIDENTS. JUST A FEW WEEKS AGO, A 16-YEAR-OLD SIMSBURY RESIDENT WAS TAKEN TO THE HOSPITAL BY AMBULANCE AFTER SMOKING MARIJUANA WITH A FRIEND.

WOULD IT SURPRISE YOU TO LEARN THAT NO ONE IN THE STATES WHERE POT IS NOW LEGAL HAS A CLEAR IDEA OF WHAT PRECISELY PEOPLE ARE SMOKING, INGESTING, VAPING, AND OTHERWISE CONSUMING? THAT TODAY'S "REGULATED" MARIJUANA OFTEN CONTAINS MOLD, PESTICIDES, BACTERIA, AND OTHER ADDITIVES? THAT SOME OF THE STATE AGENCIES CHARGED WITH OVERSIGHT ARE WOEFULLY UNDERSTAFFED, LIKE SO MANY OTHER EMPLOYERS TODAY, AND THAT SO-CALLED STATE INSPECTORS OFTEN MISS KEY SAFETY ISSUES? IN SOME AREAS, KNOWN DRUG DEALERS HAVE BEEN GRANTED LICENSES AND ARE NOW OPERATING IN THE LEGAL MARKET – WHILE CONTINUING THEIR ILLEGAL WORK. THERE'S A NAÏVE PUBLIC ASSUMPTION THAT, WITH LEGALIZATION AND THE INTRODUCTION OF GOVERNMENT LICENSING AND OVERSIGHT, ILLEGAL ACTIVITY HAS CURTAILED AND RECREATIONAL MARIJUANA IS "SAFER".

A CENTURY AGO, DANGEROUS SUBSTANCES WERE MARKETED TO LOOK AND SOUND COMPLETELY BENIGN. DOCTORS WERE FEATURED IN ADVERTISEMENTS, INCLUDING ONE WHICH PEDALED "ASTHMA CIGARETTES" WITHOUT BLINKING AN EYE. WE CAN LAUGH AT THESE ADVERTISEMENTS NOW, BUT WE KNOW AMERICANS WERE DUPED BY THE TOBACCO INDUSTRY FOR

DECADES. AS *THE ECONOMIST* RECENTLY SUGGESTED, WHILE LAB ANIMALS ARE AN EXPENSIVE WAY OF UNDERSTANDING THE RISKS OF CANNABIS USE, AMERICANS COME FREE.

I'VE HEARD MANY PEOPLE SAY, "WELL, ALCOHOL IS LEGAL. WHY SHOULDN'T MARIJUANA BE LEGALIZED?" HUMANS HAVE BEEN CONSUMING ALCOHOL FOR MORE THAN 5,000 YEARS. MOST PEOPLE WHO DRINK TODAY ARE PART OF THAT CULTURAL CONTINUUM, MAKING EFFORTS TO PROHIBIT ALCOHOL FUTILE. BY CONTRAST, WE DON'T HAVE THE SAME CENTURIES-LONG, INGRAINED HISTORY WITH MARIJUANA. MOST PEOPLE DO NOT USE AND HAVE NEVER USED DRUGS, AND THE LAWS REFLECT THAT. IF PROPERLY APPLIED, LAWS CAN DETER AND STOP MASS NORMALIZATION OF POT BEFORE IT EVER GOES THE WAY OF ALCOHOL. DID YOU KNOW THAT, DURING THE BRIEF PERIOD OF ALCOHOL PROHIBITION, FROM 1920 TO 1933, DISEASES SUCH AS CIRRHOSIS OF THE LIVER DRAMATICALLY DECLINED IN PREVALENCE AND THAT TENS OF THOUSANDS OF LIVES HAVE BEEN SAVED SINCE 1984 WHEN CONGRESS UPPED THE NATIONAL MINIMUM DRINKING AGE TO 21? THESE ARE NOT REASONS TO PROHIBIT ALCOHOL, BECAUSE IT IS SO UBIQUITOUS, BUT THESE EXAMPLES PROVE THAT ACCESS AND AVAILABILITY ARE KEY FACTORS OF USE WITH ANY SUBSTANCE PRONE TO MISUSE.

I DON'T CARE IF AN ADULT SMOKES A JOINT AND FALLS ASLEEP ON THEIR COUCH, AND THIS ISN'T ABOUT SICK PEOPLE SEEKING SOME RELIEF FROM THEIR PAIN. BUT, WHY, AS A TOWN, SHOULD WE RUSH HEADLONG INTO ALLOWING HIGHLY-POTENT THC PRODUCTS TO BE SOLD WITHOUT TRULY UNDERSTANDING THE CONSEQUENCES? SOME MAY SAY, WELL, IF IT'S LEGAL, SIMSBURY RESIDENTS ARE JUST GOING TO GO INTO THE NEXT TOWN AND BUY IT ANYWAY. THAT'S FINE. LET THEM. THERE ARE PLENTY OF OTHER "LEGAL" BUSINESSES IN CT, LIKE ADULT BOOKSTORES, THAT ARE NOT WITHIN OUR TOWN LIMITS.

Hollis Joseph

From: Melissa Brett <melissa@weldenhardware.com>
Sent: Thursday, November 10, 2022 3:26 PM
To: Hollis Joseph
Subject: letter for zoning commission 11/21/22 meeting

To All Zoning Commission members & George McGregor (town planner):

I am a 32 year resident, co-owner of Welden Hardware and the Welden Building in town center. I wanted to submit my comments regarding the zoning text amendments for recreational sale of cannabis. I was unable to attend the November 2, 2022 zoning commission public hearing but was able to watch the meeting via the SCTV recording the next day. I was unable to hear most of the public comments due to the lack of protocol for residents to approach the podium for their opinions, so I apologize if I am repeating some concerns.

First, as a resident, business owner and mixed-use property owner, I feel like there has been very little notice for public discussion during the first 12 months once the state gave towns the option to sell recreational cannabis. I realize there have been a lot of issues on the zoning commission to approve, but this topic should be front and center to all residents of Simsbury to express their opinions for the next few months. One meeting should not be the end all for this very sensitive topic. Will this be brought to referendum for residents to vote upon? I believe our town missed the opportunity with the Nov 8 election cycle to allow all residents to vote on this sensitive topic.

Second, I believe we would need additional law enforcement staff to keep our town safe for residents, businesses and visitors. With the current climate of obtaining and retaining police officers, what would be the actual feasibility of hiring more officers? What would be the true cost of adding 1-2 more officers? Has the police commission, chief of police or any other similar staff been asked their professional opinion on this issue?

Third, on the same thought, have there been any studies made on the traffic effects to our town? I realize that no specific sites have been presented as of yet, but our town already has some existing traffic issues and this question needs to be addressed well in advance before allowing a retail establishment. And what would those costs be, if there are needed infrastructure improvements?

Fourth, I have done some research on where the State of Connecticut allows the towns to use the taxes from these sales, which I believe has not been very well distributed to town staff, commissions and the general public. I initially thought it could bring in a lot of money and used for any town expenses (which is the case for Massachusetts), but after reading SB1201 I found out that Simsbury would only get a 3% tax off the sales, and be restricted for the following purposes:

1. streetscape improvements and other neighborhood developments in communities where cannabis retailers, hybrid retailers or micro-cultivators are located;
2. education programs or youth employment and training programs in the municipality;
3. services for individuals living in the municipality who were released from DOC custody, probation, or parole;
4. mental health or addiction services;
5. youth service bureaus and municipal juvenile review boards;
6. community civic engagement efforts.

I believe it would be in Simsbury's best interest to get direct feedback from Massachusetts' towns (similar in our demographics) and their experience about the pros and cons of allowing recreational cannabis to be sold. I have several questions that I believe the zoning commission needs to ask and get detailed answers. What are the crime rates before and after a store's opening? Since is this a cash-only business, what type of security is expected at a retail establishment? Does Simsbury have any projected income estimates on what these taxes would generate? How would these funds be spent? What would be other expenses that Simsbury would incur from the general fund in order to accomodate this type of business? These are questions that need to be answered before a yea/nay vote is presented to any boards.

Thank you for your time in reading my concerns and questions. Please feel free to contact me directly if you would like to discuss in further

Melissa Brett
77 Seminary Rd
Simsbury, CT 06070
860-205-8152