

Schedule A
List of Plans

- Zoning Location Survey prepared by Edward J. Frattaroli, Inc., titled, “Zoning Location Survey Prepared for LDG Properties, 111-123 High Ridge Road, Stamford Connecticut,” dated December 20, 2016, and revised through March 3, 2023.
- Floor Plans prepared by Katie Schrider Design, dated March 7, 2023, titled:
 - “C: Cover Page;”
 - “ID.1: Floor Plan;”
 - “ID.2: Store Front – Entry/Side Windows;”
 - “ID.3: Floor Plan – Client Queuing;” and
 - “ID.4: Floor Plan – Employee Path of Travel.”
- Security Layout Plan prepared by Sweetspot Stamford, LLC, dated March 8, 2023, titled:
 - “Proposed Architectural Layout;”
 - “Security Overlay (Cameras, Access control, Security, etc.);” and
 - “Operational Zones overlay (Public, Ops, Limited Access, Restricted Access).”

Schedule B
Introduction & Project Overview

Sweetspot

Sweetspot Stamford

Sweetspot Stamford LLC
MARCH 9, 2023 | STAMFORD CT

Table of Contents

Introduction.....	1
Project Information.....	1
Statement of Goals.....	1
Project Quick-Facts	1
Background Information.....	2
The Connecticut Cannabis Industry.....	2
Corporate Structure.....	2
Licensure & Eligibility	3
Company Profile.....	4
Sweetspot Brands LLC.....	4
Key People.....	4
Good Neighbor Policy	5
Connections to Stamford	5
Cannabis Industry Experience	6
Operational Excellence.....	7
Boutique Retail Service.....	7
Medical Professionalism.....	8
In-Store Efficiency	8
Business Plans	9
Operating Hours	9
Staffing Chart	9
Environmental Sustainability Plan	11
Retail Sustainability	11
Ecologically Conscious Operations.....	11
Plastic-Free & Paperless Policies.....	12
Sustainable Construction Practices.....	12
Supporting Sustainable Agricultural Practices	12
Site Information.....	13
111 High Ridge Road	14
Accessibility.....	15
Automobile Access.....	15
Public Transit Access.....	16
Pedestrian Access	16
Traffic Impact & Safety Analysis	17
Parking Analysis.....	18
Design & Security.....	20

Facility Design & Layout	20
Preliminary Floor Plan	23
Design Aesthetic	24
Security Plan	25
Security Overlay.....	25
Limited Access to Facility.....	26
Secure Facility Layout	26
Security Management System	27
Intrusion Alarm System	27
Video Surveillance System	28
Security/IT Closet	29
Information Technology Security.....	29
Secure Storage	30
Vault Specifications	30
Vault & Storage Access.....	30
Safes	31
Transportation of Regulated Products	31
Receiving Inventory	31
Security-Related Policies & Practices.....	32
Security Equipment Inspection, Testing and Maintenance	32
Local Law Enforcement Policy	32
Inventory Management Procedures	32
Secure Opening & Closing Procedures	33
Workplace & Employee Security Policies	35

INTRODUCTION

PROJECT INFORMATION

Statement of Goals

Sweetspot Stamford LLC (“the Applicant”) seeks approval to operate Sweetspot Stamford, a boutique hybrid cannabis dispensary providing service to both qualified medical cannabis patients and adult-use consumers in the City of Stamford at 111 High Ridge Road.

The Applicant is provisionally licensed by the State of Connecticut to operate an Adult-Use Cannabis Medical Hybrid Retail business in Stamford. The Applicant now seeks approval of the City of Stamford Planning Board and Zoning Board for the proposed cannabis retail facility outlined in this document. To receive final licensure from the State, the Applicant will require a Special Permit from the Stamford Zoning Board.

Sweetspot Stamford will provide Stamford residents with a distinct option to meet their needs as either medical cannabis patients or adult use consumers which improves upon the options currently available to residents from existing market participants. Smaller than the currently approved cannabis dispensary operations elsewhere in Stamford and featuring an intimate, consumer-oriented operations model, Sweetspot Stamford will provide residents with a level of personal service not currently available elsewhere. Sweetspot Stamford will also improve accessibility to customers and, most importantly, medical patients who reside in central and northern portions of Stamford.

Sweetspot Stamford’s holistic design approach is informed by years of cannabis industry experience. Patients and customers will enjoy an unrivaled in-store experience and access to the highest quality products available in a sophisticated and welcoming space designed around the principles of safety, security, and sustainability. Sweetspot Stamford’s proposed facility will safely integrate into the surrounding community and offer Stamford residents access to a combination of professionalism, service, and convenience unmatched by any other cannabis retailer in Connecticut.

This document will articulate the ways in which the Applicant’s proposed facility and plans will serve the interests of the City of Stamford and its residents by providing a safe and secure hybrid retailer that will integrate seamlessly into the physical infrastructure and social fabric of the city.

Project Quick-Facts

Applicant Name	Sweetspot Stamford LLC
Proposed Business	Adult-Use Cannabis Medical Hybrid Retailer
Proposed Facility Location	111 High Ridge Road Stamford, CT 06905
Size of Proposed Facility	2,412 Square Feet
Zoning District	C-N (Neighborhood Business District)

BACKGROUND INFORMATION

The Connecticut Cannabis Industry

The establishment of first the legal medical use and subsequent adult-use cannabis markets in Connecticut represent two of the most significant economic and social policy developments in Connecticut in generations. These developments present governments with a challenge equal to the magnitude of the opportunity afforded by this profound change. It is crucial for municipalities across the State to entrust appropriate and experienced private sector partners to enter their communities as responsible market participants in order to realize the full scope of economic, social justice, healthcare, and quality of life benefits made possible by these new markets.

The proper partner will provide a plan to effectively address the healthcare needs of medical patients, maximize local economic benefits, provide a range of products and customer service expertise to educate and support adult use customers, and apply the principles of social justice and restorative justice in its operations to ensure that cannabis legalization benefits residents from communities disproportionately impacted by harmful superannuated cannabis prohibition policies. These goals must be achieved along with the practical requirements for long-term financial viability and while navigating real-world challenges relating to urban planning, public opinion, environmental responsibility, and public health & safety considerations. Sweetspot Stamford has such a plan.

The team behind Sweetspot Stamford and its parent company, Sweetspot Brands LLC (“Sweetspot”) are uniquely qualified to deliver on the possibilities of this generational opportunity for the City of Stamford, its medical cannabis patients, and residents. The foundation of the Sweetspot Stamford team’s suitability to excel in the operation of a hybrid cannabis retailer are the deep personal ties to Stamford amongst the company’s senior leadership. Along with the unique commitment and focus afforded by the opportunity to make a lasting positive impact in their hometown, the Sweetspot team brings with it a depth of experience establishing cannabis businesses as early entrants into newly established cannabis markets in several states along the east coast. That invaluable experience is made more impactful by the team’s experience establishing and operating multiple different types of cannabis businesses, including medical, adult-use, and hybrid cannabis retail businesses.

Corporate Structure

Sweetspot Stamford LLC (“Sweetspot Stamford”) is a joint venture between CT Plant Based Compassionate Care LLC (“CT Plant”) and CT SE Holding Company LLC (“CTSE”). Both CT Plant and CTSE are Social Equity Joint Ventures between Sweetspot Brands LLC (“Sweetspot”) and Stamford resident John O’Leary. In accordance with Connecticut State requirements, John O’Leary, as the disproportionately impacted area (“DPI”) social equity applicant, holds a 65% ownership stake of both CT Plant and CTSE with Sweetspot holding ownership of the remaining 35%.

Licensure & Eligibility

On September 16, 2022, CT Plant was awarded a provisional cannabis cultivation license (License No. ACCE.0000014) pursuant to Section 21a-420(o) of the Connecticut “Responsible and Equitable Regulation of Adult-Use Cannabis Act” or “RERACA.”

Section 5 of Public Act 22-103, which amended and supplemented RERACA, provides that a cultivator licensed under Section 21a-420(o) of RERACA may create two equity joint ventures in any cannabis establishment licensed business other than cultivation. Effectively, this provision entitles licensees under Section 21a-420(o) to open two retail cannabis dispensaries in Connecticut, subject to local approval, approval by the CT Social Equity Council, and final state licensure from the CT Department of Consumer Protection. CT Plant has formed two equity joint ventures, Sweetspot West Hartford LLC and Sweetspot Stamford LLC, for the purpose of opening retail cannabis dispensaries in West Hartford, CT, and Stamford, CT.

COMPANY PROFILE

Sweetspot Brands LLC

The Applicant presents the City of Stamford a unique opportunity to partner with a business featuring not only a wealth of experience and demonstrable success in the cannabis industry but deep knowledge of and longstanding personal connections with Stamford.

Sweetspot's owners, principals, and team members bring a deep level of experience operating top-tier cannabis cultivation, manufacturing, and dispensary facilities with the highest levels of professionalism. Sweetspot currently has an interest in 11 cannabis licenses across five states in the Northeast. Sweetspot affiliates and subsidiaries currently operate a hybrid cannabis dispensary and cultivation & processing facility in Rhode Island, an adult-use dispensary in Maine, a medical cannabis dispensary in Maryland, and a medical-use Alternative Treatment Center in New Jersey, with additional fully licensed projects in development.

Key People

Jason Webski: Chief Executive Officer

As Sweetspot Brands LLC's founder, Jason has over five years of experience creating the business and operations frameworks for a variety of cannabis industry businesses including both adult use and medical use retailers, cultivation facilities, and manufacturing operations.

Carl Allison: Chief Financial Officer

Carl has over 30 years' experience in financial management, accounting, and strategic business operations management with five years of direct cannabis industry experience.

Blake Costa: Chief Operating Officer & Director of Security

Blake served for 12 years in the military where he specialized in security at high value locations worldwide including U.S. embassies. Based on military and Federal Government security protocols, Blake developed a comprehensive security plan specifically for cannabis facilities at operations along the East Coast.

Peter Franklin, Vice President of Retail Operations

Dispensary operations will be overseen by Peter Franklin. Peter has spent the past four years actively managing several licensed Cannabis Dispensary Facilities across several states. He has expertise in state mandated inventory tracking systems, detailed record keeping, efficient dispensing operations and employee training. He is currently overseeing management and operations at four highly rated cannabis retail facilities in Maine, Maryland, and New Jersey, and Rhode Island.

Ben Herbst: Chief Business Development Officer

With a professional background in real-estate, Ben has successfully secured municipal approvals for new cannabis business development projects in eight states.

Bryan Lucas: General Counsel & Director of Government Affairs

Bryan has served as a Deputy Attorney General and Special Assistant to the Director in the NJ Office of the Attorney General, Division of Law. Bryan developed a regulatory compliance and government affairs toolkit which he now utilizes as Sweetspot's in-house counsel.

Good Neighbor Policy

Sweetspot's highest priority when entering a new community is to become good neighbors and partners to the public. Sweetspot's overarching "Good Neighbor Policy" commits our cannabis businesses to meet or exceed requirements for security, transparency, accountability, and quality control. Sweetspot has made significant investments in technologies and practices to minimize our managed businesses' carbon footprints and reduce the consumption of energy, water, and other natural resources. Sweetspot also outlines best practices to minimize local environmental impact by properly managing odor, waste disposal, and both vehicular and pedestrian traffic. To best effect the Good Neighbor Policy, we establish strong relationships and open lines of communication with local law enforcement and emergency services. Sweetspot is also committed to being open and responsive to all concerns raised by public safety officials, local government, neighboring businesses, and the public. Our commitment to maintaining positive community relationships extends to hiring and staffing policy; we strive to hire locally and provide customers and non-customer locals alike with information and educational opportunities to ensure a safe and comfortable environment for all.

Sweetspot Stamford's policies, plans, and best practices are adapted from the lessons learned through real-world cannabis industry experience of Sweetspot and Sweetspot affiliates. Neither Sweetspot nor any Sweetspot affiliate has ever received a violation for failure to meet regulatory requirements, or any other reason, and proudly fosters meaningful working relationships with regulatory agencies, local governments, and public safety officials everywhere it does business.

Sweetspot Brands and its affiliates also regularly form university partnerships with institutions of higher education. These partnerships pursue a range of objectives that both benefit the local population and address important social concerns relating to the cannabis industry. Ongoing university partnerships include an internship program established at the University of Rhode Island and serving as a board member on the Eastern Connecticut State University Cannabis Sustainability Board.

Connections to Stamford

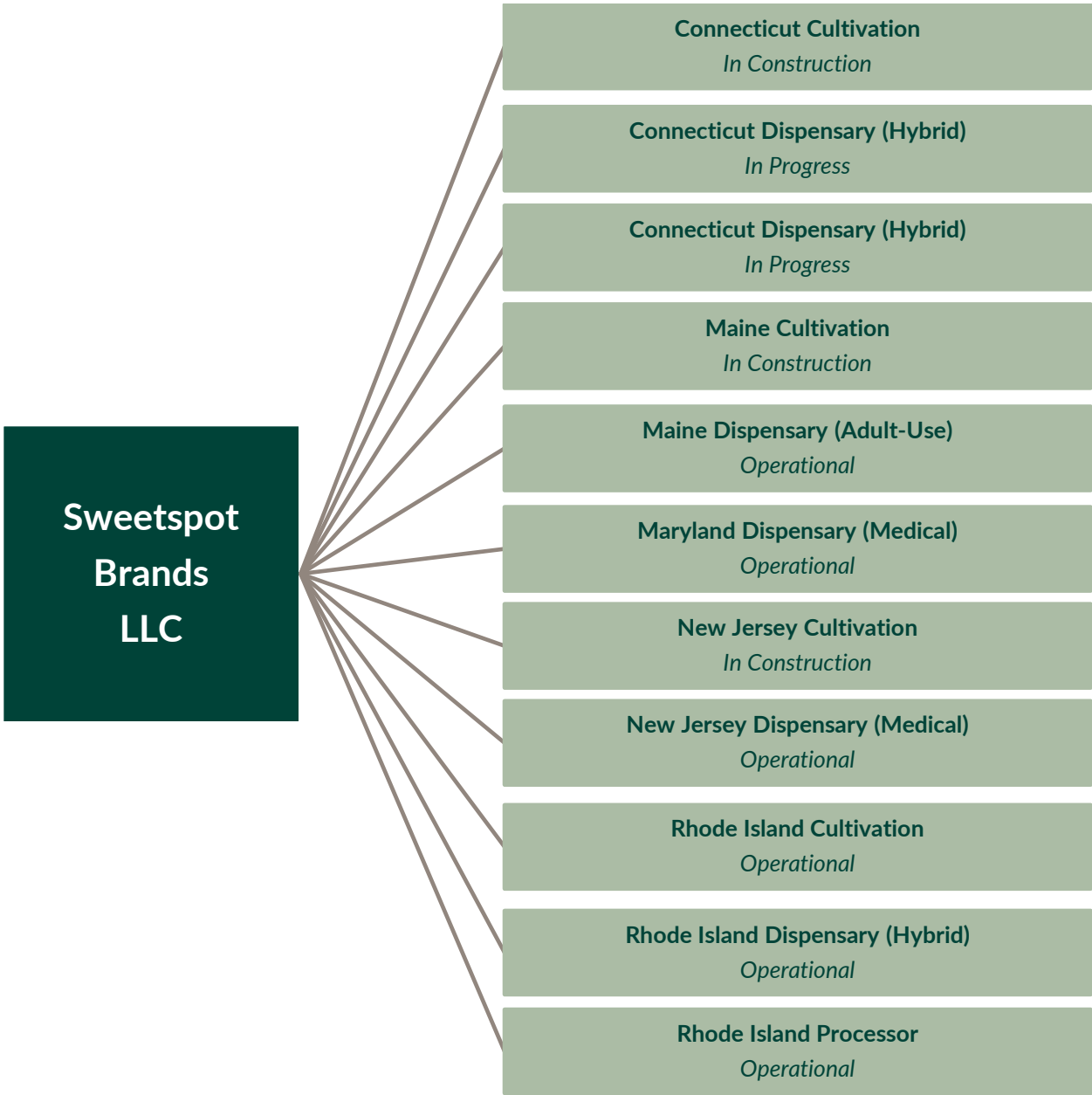
The opportunity to provide quality healthcare access and an unrivaled adult use customer service experience to the people of Stamford is especially meaningful to the Sweetspot team as nine key contributors to our efforts were born and raised in Stamford. Stamford residents will undoubtedly benefit from the commitment to excellence the Sweetspot leadership brings with it to this opportunity for putting their expertise to work for the benefit of their hometown.

Blake Costa	Chief Operating Officer & Director of Security
Ben Herbst	Chief Business Development Officer
Alex Michalowskij	Facilities Manager
John O'Leary	Social Equity Partner
Michael O'Leary	Founding Board Member
Jason Tucker	Director of Cultivation
Chris Tzoannopoulos	Social Equity Partner
Eugenia Tzoannopoulos	Franchise Development Director
Jason Webski	Chief Executive Officer
David Werdelin	Construction Manager

Cannabis Industry Experience

Sweetspot and Sweetspot affiliates possess unique insights garnered through years of experience operating cannabis businesses across multiple license types as early entrants in newly established state cannabis markets. This informative experience has produced a wealth of institutional knowledge concerning both refined and efficient management of cannabis business and the regulatory and practical challenges facing business, local government, and members of the public during the crucial and occasionally confusing early stages of market development. As a result, Sweetspot Stamford is fully prepared to execute proven business and operations strategies to provide patients and customers an unrivaled dispensary experience.

Sweetspot and affiliated subsidiaries hold an interest in eleven cannabis licenses across five states and outlined in the chart below.



Operational Excellence

Sweetspot Stamford will provide patients and customers with a boutique level of individual service while retaining the capacity to meet the robust market demand of Stamford and surrounding communities.

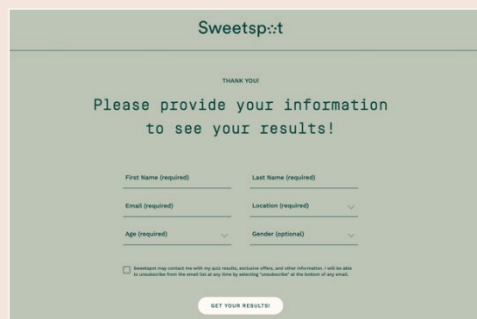
Boutique Retail Service

Sweetspot Stamford will offer adult-use customers Sweetspot's unique personalized retail experience. Sweetspot's collaborative and educational service model is specifically designed to address the needs and concerns of customers who are either new to or returning to cannabis use as well as those frustrated by the experiences they have had with other cannabis products or just looking to ensure they maximize their personal use experience.

Sweetspot's unique approach to guiding customers towards an informed decision that will maximize their experience plays out over three steps.

1. Personalization Quiz

Customers fill out a brief quiz online (www.sweetspotfarms.com) to identify their specific concerns and goals. Sweetspot automatically generates a digital response with a personalized education brochure, identifying strains, products, and terpene blends.

A screenshot of the Sweetspot website's personalization quiz. The header says "Sweetspot". Below it, a "THANK YOU" message is followed by the instruction "Please provide your information to see your results!". The form contains several input fields: "First Name (required)", "Last Name (required)", "Email (required)", "Location (required)", "Age (required)", and "Gender (optional)". At the bottom, there is a checkbox for "Sweetspot may contact me with my spin results, exclusive offers, and other information. I will be able to unsubscribe from this email list at any time by selecting 'unsubscribe' at the bottom of any email." and a "GET YOUR RESULTS!" button.

2. Starter Kit

Customers then visit the store and receive a personalized Starter Kit featuring 6 small doses of different varieties curated by in-store guides. Customers track their experience with each varietal and return to the store for discussion with an in-store guide.



3. Personalized First Orders

Based on each customers' experience with their Starter Kit, in-store guides suggest customizable products for each customer's first full order.



Medical Professionalism

Medical cannabis patients who entrust Sweetspot Stamford to provide them with access to their care will always receive priority service. Medical patients will find a dedicated check-in area upon entering the facility and will never wait behind adult-use customers to either check in and verify their identity or for access to the retail area of the facility. Medical patients will also find a dedicated sales area in the retail space to ensure they retain priority considerations by staff.

A licensed pharmacist will be available at all operating hours to confer with any medical patient desiring consultation. A dedicated phone line will be established for medical patients to reach either the Dispensary Manager or Pharmacist directly to address any and all questions or problems relating to medical cannabis products or their use.

All staff members, not just the pharmacists, will be thoroughly trained and assessed on the regulatory requirements and standards of professionalism demanded of medical service providers before they ever interface with a member of the public as a Sweetspot Stamford Employee. Training is supplemented by ongoing continuous staff education and periodic reassessments. All staff will command a thorough knowledge of medical cannabis laws and regulations, products and product types, procedures relating to product recalls or adverse reactions, and professional conduct with patients and approved caregivers. Patient dignity and privacy rights, including HIPAA regulations, are of paramount concern to Sweetspot Stamford and Sweetspot Brands management.

In-Store Efficiency

Sweetspot Stamford will operate a facility roughly half the size of the two current approved cannabis retail businesses located in Stamford. The facility's moderate scale will provide sufficient space to serve the needs of Stamford residents while still allowing for staff to focus on the individual concerns of patients and adult-use customers for every transaction.

Efficient operations procedures are key to balancing the demands of Sweetspot's quality of service and a robust market of medical patients and adult use consumers. The best quantitative representation of such efficiency is the average transaction time for each visit. The efficacy of Sweetspot operations procedures is made evident by the swift transaction times seen at currently operating affiliate dispensaries.

The chart below displays the average transaction length in 2022 at the two Sweetspot affiliated dispensary facilities that operated for the entire year.

Dispensary Location	Dispensary Type	Total Transactions (2022)	Average Transaction Length [mm:ss]
Olney, Maryland	Medical	23,427	04:06
Portland, Maine	Adult-Use	20,115	04:19
Combined	Combined	43,542	04:12

Sweetspot Stamford will reproduce these outstanding efficiency metrics and enjoy the many positive implications they hold for related considerations ranging from customer sentiment to environmental impact matters including the flow of vehicular and pedestrian traffic.

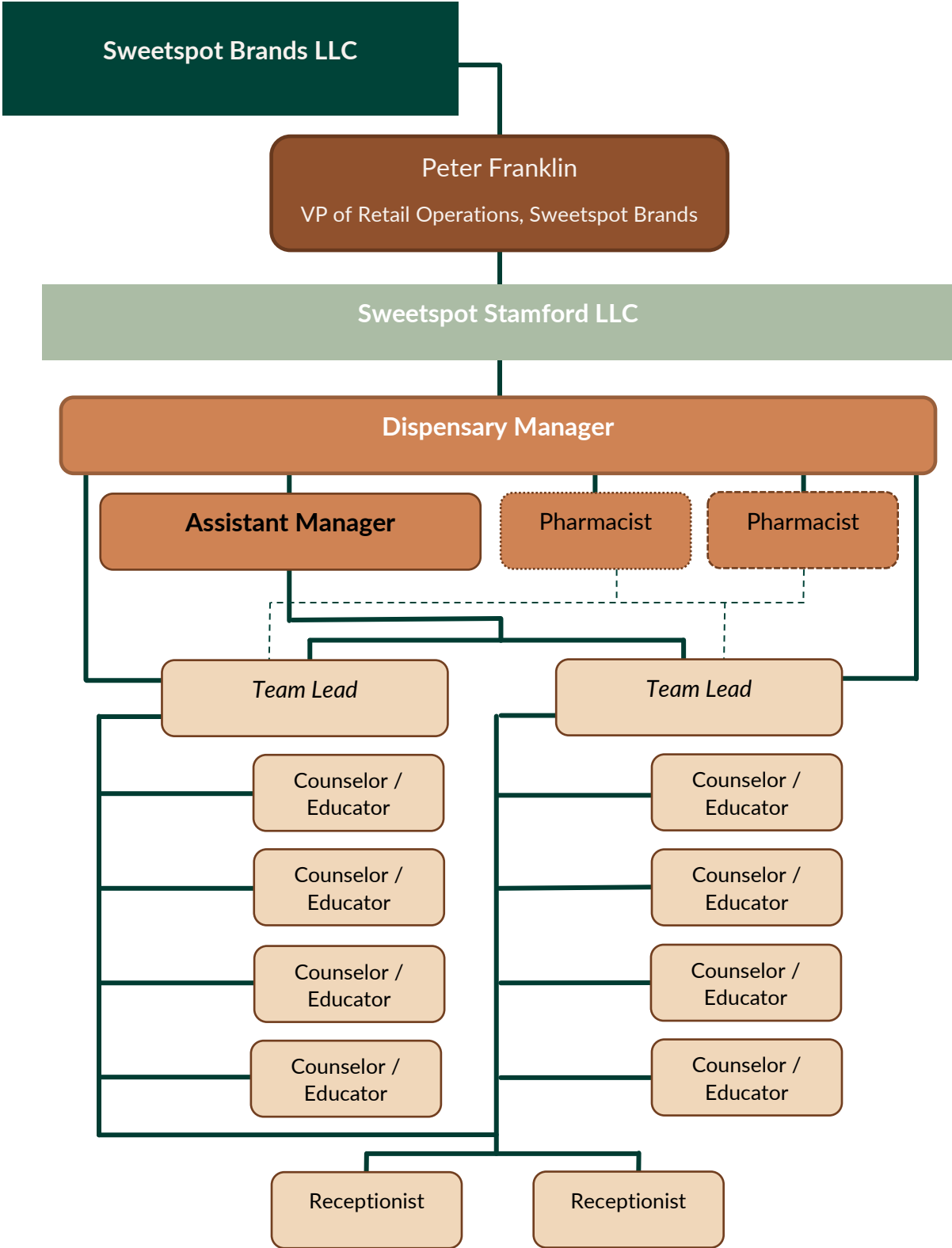
BUSINESS PLANS

OPERATING HOURS

Day	Hours	Duration
Monday	10:00 AM – 7:00 PM	9 Hours
Tuesday	10:00 AM – 7:00 PM	9 Hours
Wednesday	10:00 AM – 7:00 PM	9 Hours
Thursday	10:00 AM – 7:00 PM	9 Hours
Friday	10:00 AM – 7:00 PM	9 Hours
Saturday	10:00 AM – 7:00 PM	9 Hours
Sunday	11:00 AM – 5:00 PM	6 Hours

STAFFING CHART

DISPENSARY STAFFING & COMPENSATION PLAN				
Position	Status	Hourly Rate	Weekly Hours	Annual Salary/Wages
Dispensary Manager	Salaried	N/A	40	\$75,000.00
Assistant Manager	Salaried	N/A	40	\$50,000.00
Staff Pharmacist 1	Salaried	N/A	40	\$85,000.00
Staff Pharmacist 2	Salaried	N/A	40	\$85,000.00
Team Lead 1	Hourly	\$20.00	40	\$41,600.00
Team Lead 2	Hourly	\$20.00	40	\$41,600.00
Full Time Patient Counselor / Customer Educator 1	Hourly	\$17.00	40	\$35,360.00
Full Time Patient Counselor / Customer Educator 2	Hourly	\$17.00	40	\$35,360.00
Full Time Patient Counselor / Customer Educator 3	Hourly	\$17.00	40	\$35,360.00
Full Time Patient Counselor / Customer Educator 4	Hourly	\$17.00	40	\$35,360.00
Full Time Patient Counselor / Customer Educator 5	Hourly	\$17.00	40	\$35,360.00
Part Time Patient Counselor / Customer Educator 1	Hourly	\$16.00	20	\$16,640.00
Part Time Patient Counselor / Customer Educator 2	Hourly	\$16.00	20	\$16,640.00
Receptionist 1	Hourly	\$15.00	35	\$27,300.00
Receptionist 2	Hourly	\$15.00	35	\$27,300.00



ENVIRONMENTAL SUSTAINABILITY PLAN

Sweetspot Stamford is committed to honoring and respecting our neighbors, communities, and the planet by minimizing our environmental impact wherever we can. That means putting forward policies and practices to reduce our facility's carbon footprint, limit consumption of energy and scarce resources as much as possible, and to be mindful of our immediate impact on our surroundings and the people and businesses who call them home.

Sweetspot Stamford's commitment to conservation, sustainability, and environmental responsibility extend to all aspects of business operations.

Retail Sustainability

Waste in cannabis packaging has been all too common in this new industry. Sweetspot Brands has worked diligently over the years to achieve eco-friendly packaging while remaining compliant with state regulations. Sweetspot Stamford will minimize the use of petroleum, metal and non-replenishable materials when repackaging bulk flower product. We will likewise seek to partner with licensed cultivators and processors who strive to be eco-friendly in their production and packaging and will only use recyclable materials for exit bags, and educational materials. The Applicant will implement a packaging recycling program to minimize waste as much as possible. To incentivize customers to recycle their packaging, Sweetspot Stamford will create a credit program where customers will receive a percentage of the packaging cost as a store credit whenever they recycle their packaging.

Ecologically Conscious Operations

Sweetspot Stamford is committed to taking innovative approaches to reduce its environmental impact in all facets of operations. Sweetspot Stamford will employ energy efficiency operations policies developed by Sweetspot Brands through substantial investments in technologically sophisticated systems designed to reduce the carbon footprint of its business operations.

Sweetspot Stamford will limit energy and resource consumption through various efficiency strategies and technologies, including:

- Energy efficient LED lighting
- Energy Star (or equivalent) certified appliances and electronics
- Motion-censor controlled interior lighting
- Smart thermostats for interior heating and cooling systems
- Prioritization of vendors and service providers who demonstrate energy efficient practices

Sweetspot Stamford will utilize all these resource-minded strategies in its daily operations and constantly seek new ways to reduce our energy and resource consumption. We are also committed to sharing these best practices with other participants in the local cannabis market, because the health and safety of our community and the planet requires cooperation even amongst competitors.

Plastic-Free & Paperless Policies

Sweetspot Stamford will institute policies towards achieving the goal of being a fully plastic-free workplace. One representative policy is a ban on single-use plastic water bottles by employees in the workplace. Energy efficient water coolers will be provided in the facility and all employees will be gifted reusable water bottles for use both in the workplace and in their private lives.

Sweetspot Stamford will also limit the use of paper and paper goods to the extent possible. Policies aimed at achieving this goal include paperless Human Resources processes, fully digital permitted marketing campaigns, and enrollment in paperless banking and bill-pay options with all vendors.

Sustainable Construction Practices

During the Design & Construction phases of our facility buildout, the Sweetspot Stamford team will work with architects, engineers, and general contractors to minimize environmental impact during construction. This will include design features such as 100% energy efficient lighting, light motion sensors in all rooms and corridors to ensure lights are turned off when areas are unoccupied, purchase of recycled furniture and fixtures. Additionally, Applicant will use low Volatile Organic Compounds (VOC) building materials including minimally polluting paints, adhesives, solvents, caulks, wood products, flooring, and sealants. All environmental systems will have an Energy Star rating and utilize remote sensing technology to minimize wasteful use. All excess building materials will be donated to Habitat for Humanity.

Supporting Sustainable Agricultural Practices

Sweetspot Stamford will utilize its buying power to prioritize purchases from cultivators who employ industry-leading agricultural sustainability practices. Sweetspot Stamford will seek to purchase a significant percentage of its products from cultivators and wholesale suppliers who demonstrate that they:

- Minimize water consumption through irrigation recycling systems.
- Utilize energy efficient lighting and equipment such as LEDs.
- Implement sustainable energy sources into their cultivation operations such as solar and wind power.
- Exclude pesticides and other inorganic chemicals from cultivation operations.

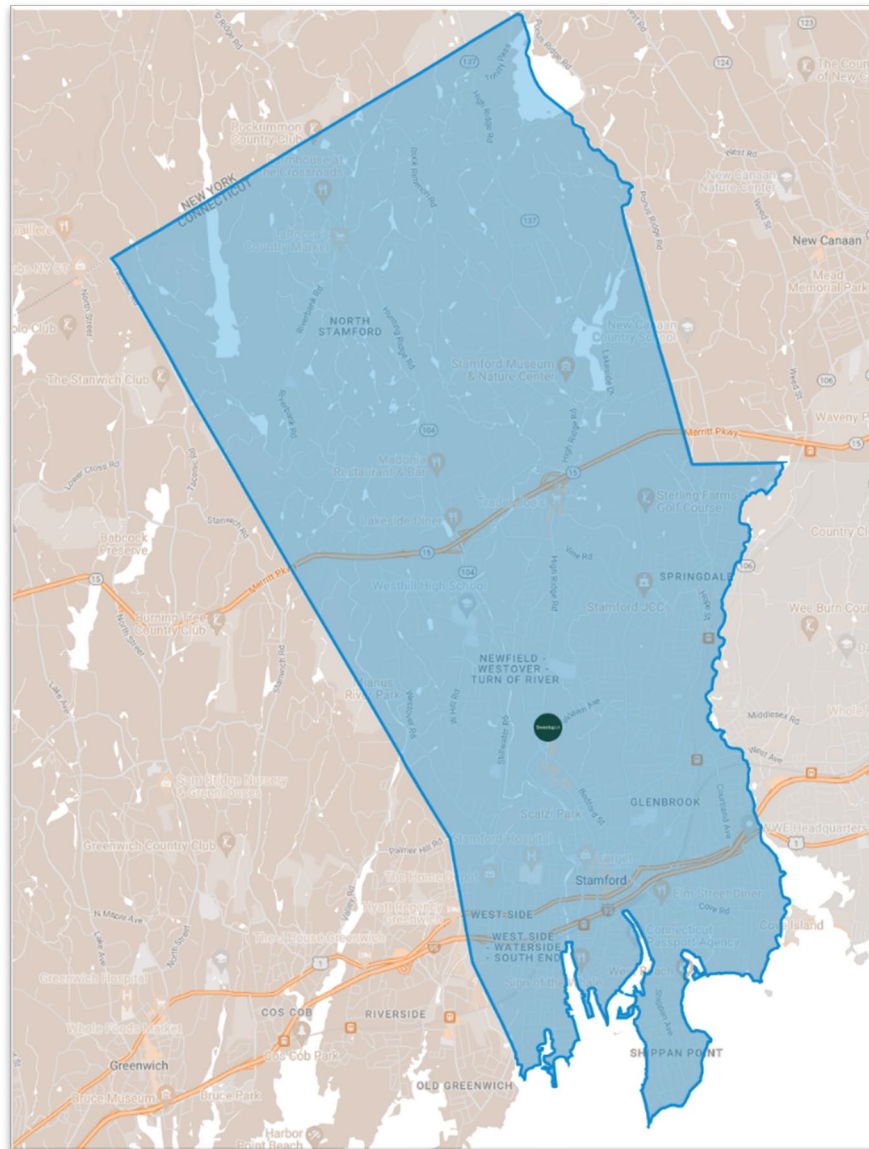
Sweetspot Stamford will also explore supporting local community garden projects and other initiatives which bring awareness to sustainable agricultural practices in the Stamford and Fairfield County. This practice is a continuation of efforts by other Sweetspot Brands affiliated companies to highlight sustainable community-based agriculture practices and initiatives in their respective communities.

SITE INFORMATION

The Applicant proposes to operate a hybrid cannabis retail facility located at:

**111 High Ridge Road
Units 13, 14, 15
Stamford, Connecticut 06905**

The applicant has a lease agreement in place with the owner of the property. Execution of the lease agreement is contingent upon final zoning approval by the City of Stamford and subsequent final licensure by the State of Connecticut.



111 HIGH RIDGE ROAD

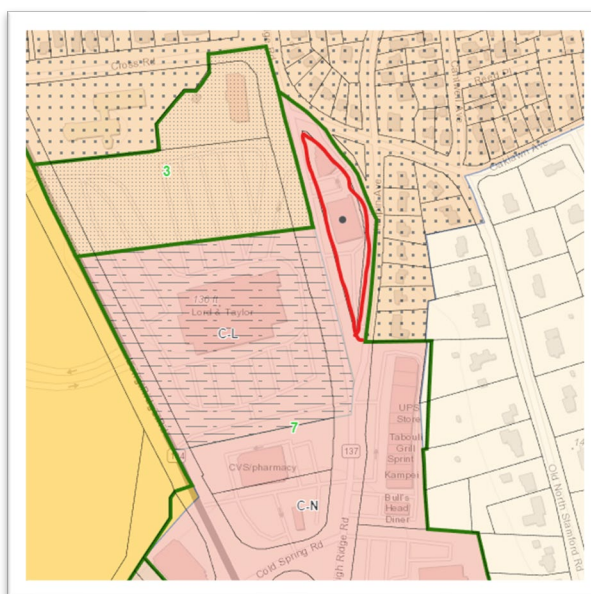


111 High Ridge Road (“111 High Ridge”) is a multi-tenant office & retail building offering 31,300 square feet of leasable commercial space. Sweetspot Stamford will occupy 2,412 square feet on the ground floor.

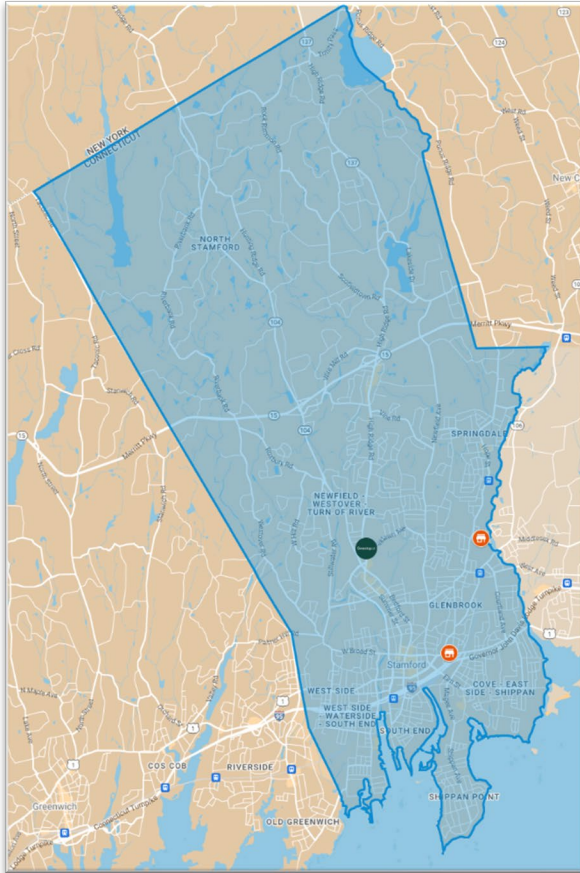
The remainder of the building is occupied by twelve existing tenants. Tenants include six medical offices, three salons, a liquor store, a learning center, and office space.

123 High Ridge Road is located on the same parcel as 111 High Ridge. The two structures share a large parking lot with driveways opening onto both High Ridge Road and Halpin Ave.

123 High Ridge is a three-story multi-unit office & retail building and features 11,626 square feet of leasable commercial space currently occupied by four tenants including two medical offices, a tutoring center, and an electronics repair shop.



ACCESSIBILITY



111 High Ridge offers convenient, equitable access for residents living in all areas of Stamford. Sweetspot Stamford improves accessibility compared to currently available options in two important ways. Current approved cannabis retailers are marked with red icons on the map to the left.

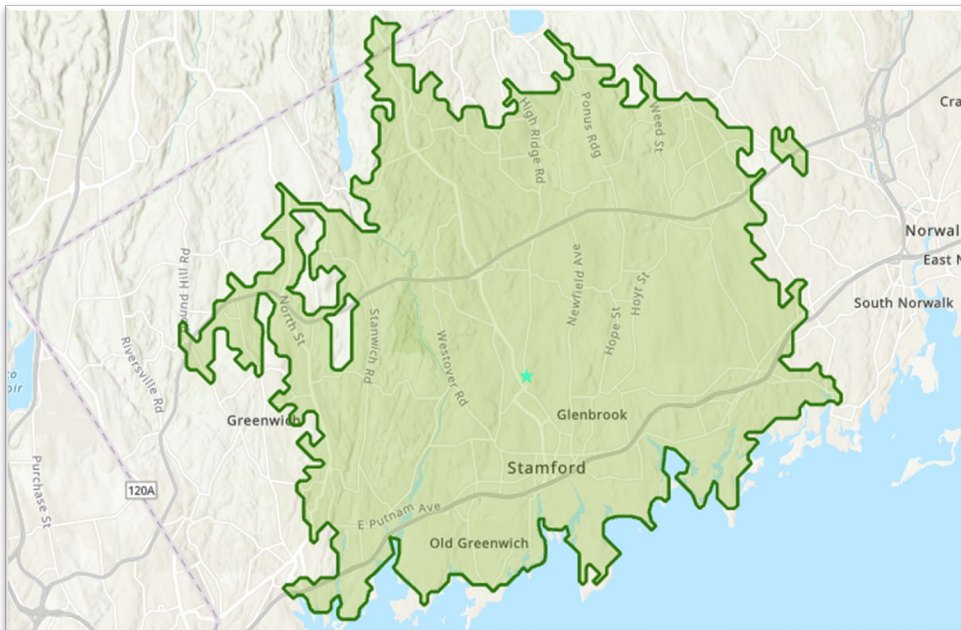
First, the facility's central location and excellent access to important arterial routes along the public road network reduce the drive time and distance between a dispensary option and significant portions of central and northern Stamford.

Second, nearby public transportation options equitably improve accessibility for residents who may not own cars or have the ability to drive.

More than a welcome convenience for some, Sweetspot Stamford will reduce barriers to care for many of the community's most vulnerable medical cannabis patients.

Automobile Access

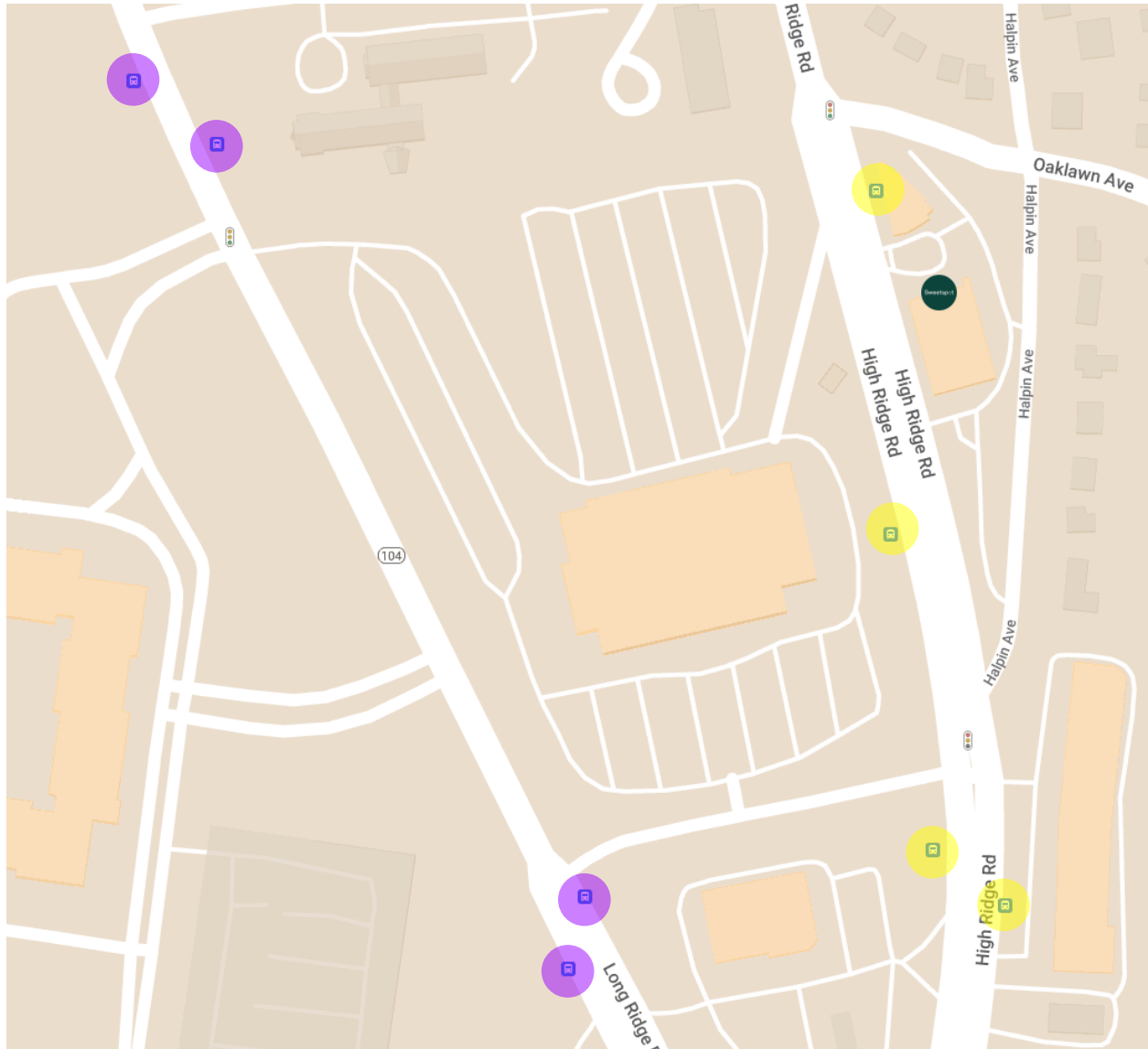
As demonstrated by the green-shaded zone of the map below, virtually of Stamford is within a 15-minute drive of 111 High Ridge.



Public Transit Access

Applicant's facility will enjoy direct access to existing CTtransit bus services. Stops in each direction along CTtransit Route 331 are located within 350 feet of the front entrance of Sweetspot Stamford. Stops along CTtransit Route 336 are also located within a five minute walk of the facility.

In the image below, stops along Route 331 are marked in yellow and stops along Route 336 in purple.



Pedestrian Access

Sidewalks located along High Ridge Road ensure the safety of those transiting to and from the facility on foot, including those accessing the nearby CTtransit bus stops as well as foot traffic to and from other points.

TRAFFIC IMPACT & SAFETY ANALYSIS

The Applicant contracted the services of SLR Consulting (“SLR”), a leading international engineering & environmental sustainability consultancy, to assess the traffic and road safety implications of this proposal. SLR’s conclusion was that the increased traffic caused by Sweetspot Stamford can be accommodated by the surrounding roadway system and that no traffic mitigation efforts are necessary.

SLR’s findings are supported by a sophisticated level-of-service (LOS) analysis used to assess traffic conditions at the intersections and driveway access points that will be utilized by cars traveling to and from the dispensary. SLR first conducted intersection capacity analysis and queue analysis of current conditions at the proposed site of Sweetspot Stamford. A model of peak hour conditions including traffic generated by Sweetspot Stamford was then developed based on statistical data published by ITE. SLR then compared the current (“Background”) and expected (“Combined”) conditions. SLR’s analysis concluded there to be no expectation for any meaningful degradation of traffic conditions.

It should be noted that LOS conditions rated “D” or above are generally considered to be acceptable road conditions.



Table 3 Capacity Analysis Summary Future (2023) Conditions

Intersection/Lane Group	Level of Service			
	Weekday P.M. Peak Hour		Saturday Midday Peak Hour	
	Background	Combined	Background	Combined
Signalized				
High Ridge Road at Cross Road				
Eastbound Left/Right	B	B	B	B
Northbound Left/Through	C	C	B	B
Southbound Through/Right	B	B	B	B
Overall	B	B	B	B
High Ridge Road at Oaklawn Avenue				
Westbound Left/Right	D	D	D	D
Northbound Through/Right	C	C	C	C
Southbound Left	C	C	B	B
Southbound Through	A	A	A	A
Overall	C	C	C	C
Unsignalized				
Oaklawn Avenue at Halpin Avenue				
Northbound Left/Through/Right	C	C	B	B
Southbound Left/Right	C	C	C	C
High Ridge Road at Main Driveway				
Westbound Left/Right	D	D	C	C
Southbound Left	B	B	B	B
Halpin Avenue at Main Driveway				
Northbound Left	A	A	A	A
Eastbound Left	B	B	B	B

Notes: LOS calculations were performed using Synchro 11.

PARKING ANALYSIS

The existing parking on the site is legally nonconforming, as confirmed by the Zoning Enforcement Officer, James Lunney. A copy of the letter confirming the parking status is included with the application materials. Notwithstanding this, however, there is more than enough parking to support all of the businesses on the property.

SLR conducted an analysis of current and projected parking demand and the capacity of the lot shared by 111 and 123 High Ridge Road to accommodate the parking needs of current tenants and Sweetspot Stamford. SLR's conclusion is that the uses on the property naturally share parking with different peak demand hours and the existing parking supply is more than sufficient.

Full parking analysis methodologies and findings are included in the attached document prepared by SLR, *111 High Ridge Road Traffic And Parking Study*, but tables summarizing key datapoints are included below.

Table 4 summarizes observed parking capacity at 111 High Ridge.

Table 4 Existing On-Site Parking Counts

Time		On-Site Parking Spaces		Halpin Ave Parking Spaces	
		Occupied	Available	Occupied	Available
Weekday Afternoon	Before 4:00 p.m.	45	75	12	0
	After 6:30 p.m.	55	65	11	1
Saturday	Before 11:00 p.m.	36	84	9	3
	After 1:00 p.m.	42	78	8	4

Table 5 and *Table 6* demonstrate the modeled parking use on-site with the inclusion of Sweetspot Stamford on weekdays and weekends respectively.

Table 5 Weekday Shared Profile

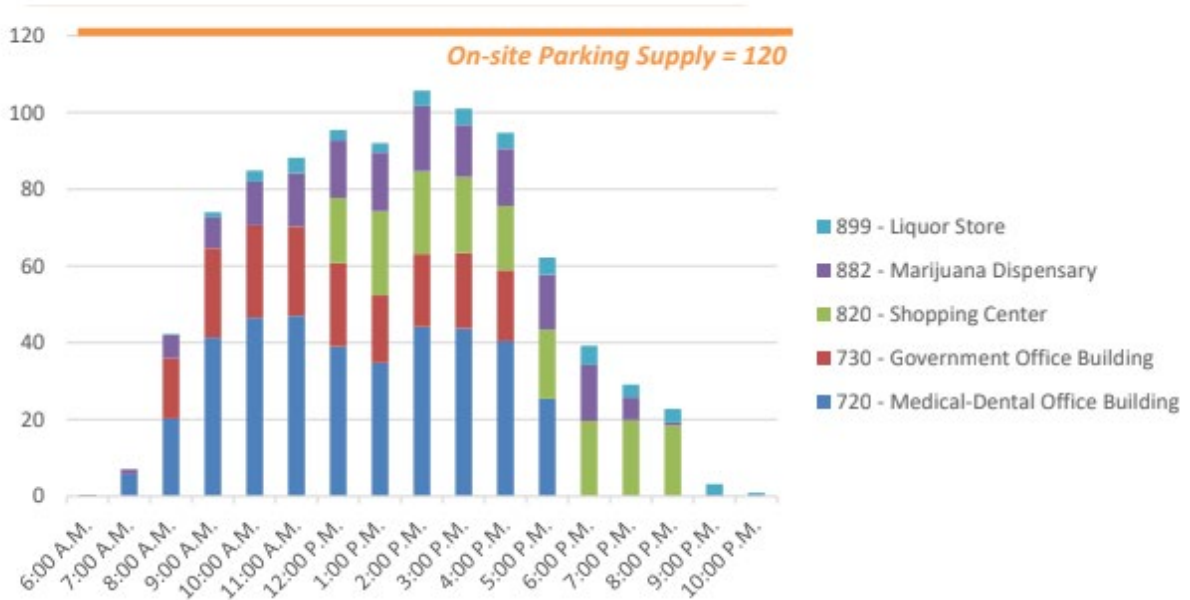
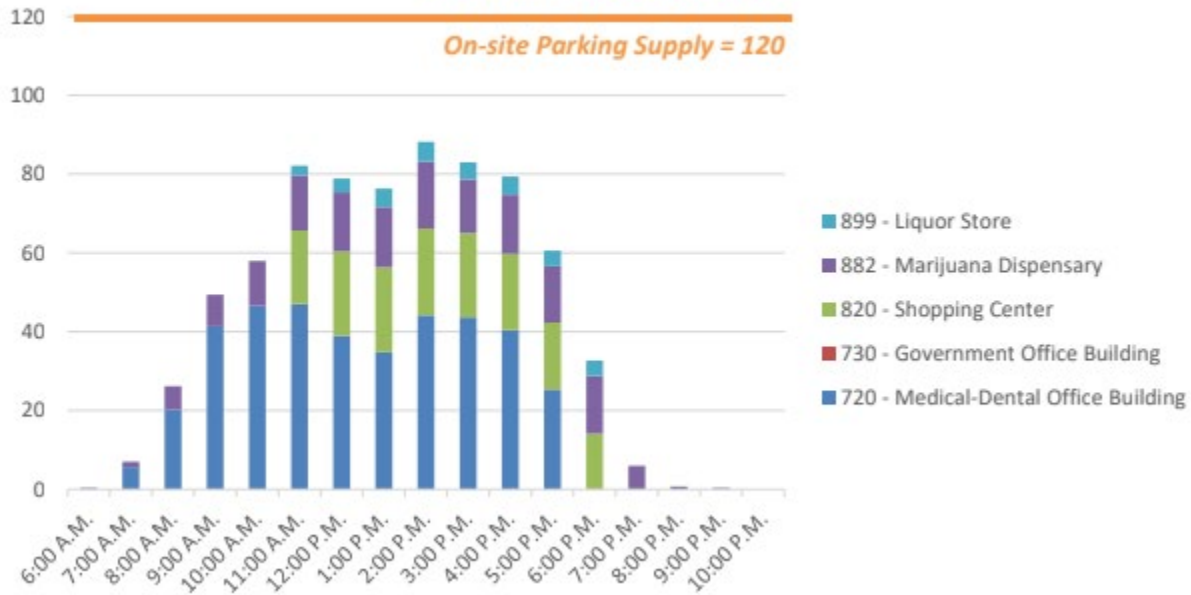


Table 6 Weekend Shared Profile



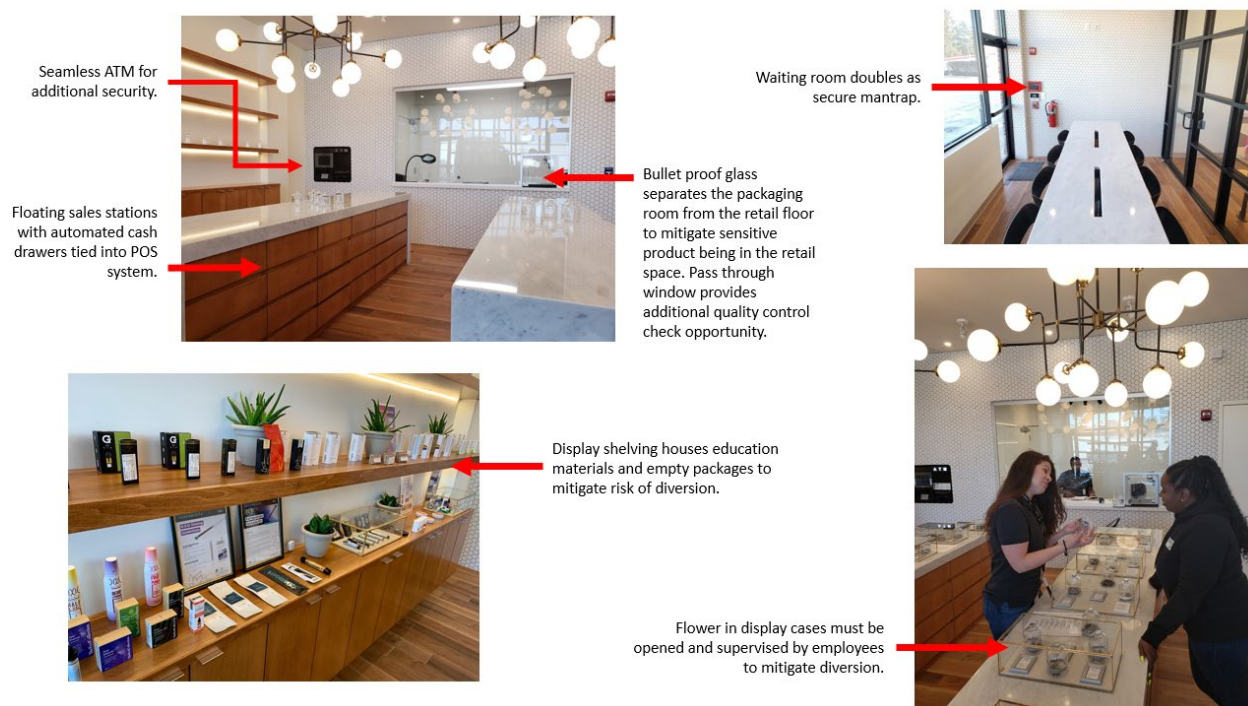
While both the Applicant and the property manager of 111 High Ridge agree with SLR's findings, the applicant has nonetheless prepared a parking efficiency strategy to maximize on-site parking available for other tenants should their demand significantly increase due to a special event or any other unexpected reason. If necessary, Sweetspot Stamford will require its employees to park off-site and operate a company shuttle between the off-site parking location and 111 High Ridge.

DESIGN & SECURITY

The Sweetspot Stamford team utilized a holistic design approach to seamlessly meet the aesthetic, functional, security, and sustainability needs of the business, patients, customers, and the public. The facility design allows for a comfortable, compassionate, and efficient flow of patients and customers while mitigating the risk of diversion.

FACILITY DESIGN & LAYOUT

Sweetspot Stamford will have a similar layout to the one employed at Sweetspot Brands' Maryland dispensary, pictured below.



Representative of the ways in which security considerations are a focus at every stage of the design process, our floorplan is designed around the establishment of four *zones*, each representing a different level of access to both staff and visitors based upon security considerations. Each division between distinct zones is fully separated by floor to ceiling partitions. Access between each of the four zones outlined below is controlled by RFID enabled security doors.

Public Zone:

This area is where customers wait to enter the retail and medical retail portions of the facility. This zone acts as a secure pedestrian trap. Access to this area from the main entrance is controlled with magnetically locked doors that can only be controlled by staff members. All staff access is logged to their RFID ID card, creating an electronic log of visitors as they are greeted by staff for age verification.

Medical patients entering the public zone to check-in will find a dedicated check-in station solely for their use. Staff working to greet visitors and verify their ID to ensure their eligibility to enter the dispensary will always check-in newly arrived medical patients before any adult-use customers regardless of who entered this Public Zone first. Medical patients will also be granted access to the retail dispensing zone ahead of any adult-use customers waiting to be granted access. The on-site staff pharmacist will have their office located in the public zone as well to minimize any barriers or wait time for qualified medical patients seeking a consultation with the pharmacist.

Operations Zone:

Only employees with a zone-issued RFID card and legally eligible, qualified patients and customers that have checked in with reception are allowed access to the Operations Zone. This is where the dispensing of adult use and medical cannabis product takes place as well as product education and consultations between adult use customers and staff members. Medical Patient consultations with the staff pharmacist will take place in the pharmacists' private office located within the broader public zone.

Limited Access Zone:

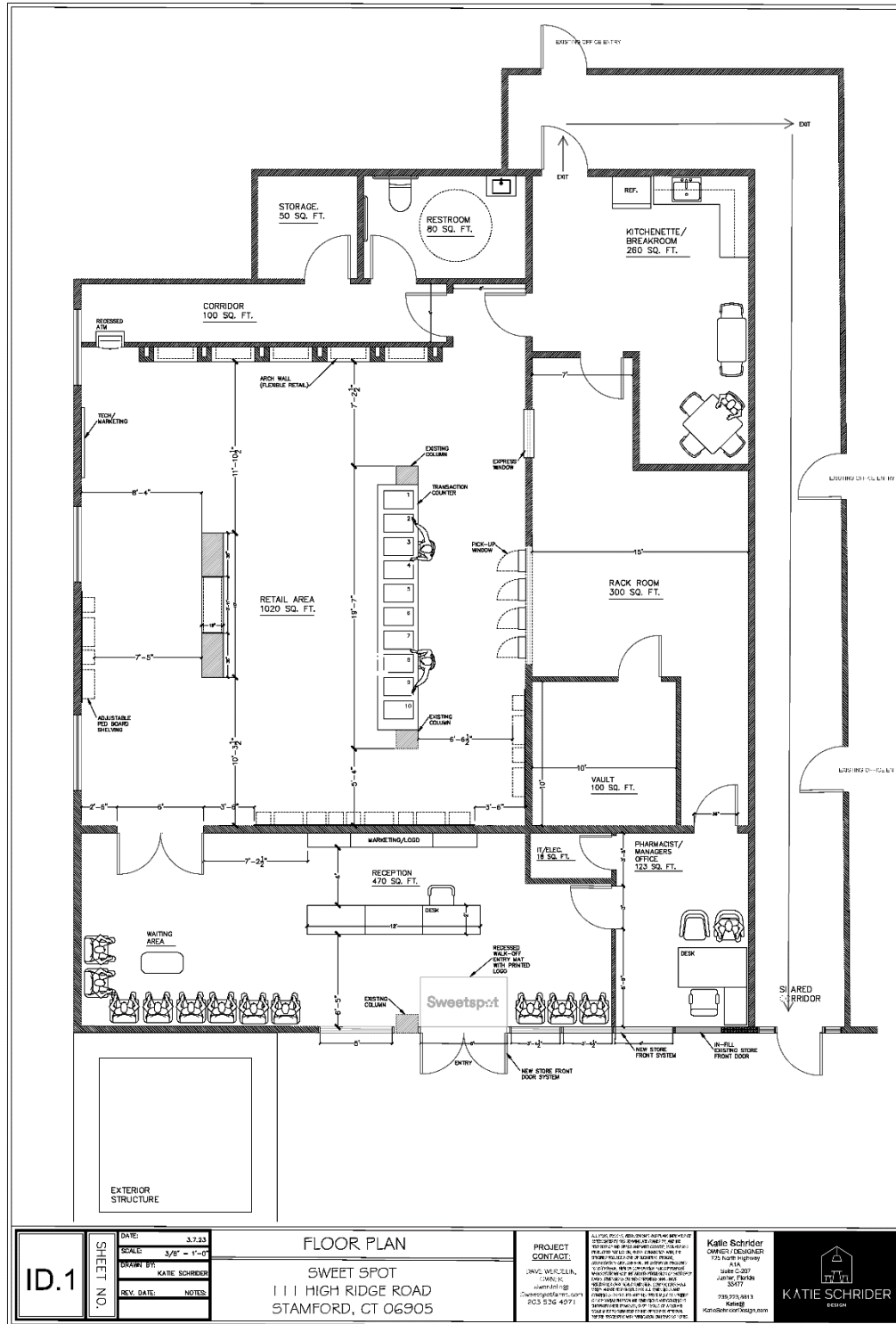
Only a limited number of employees are allowed in the limited access areas, where regulated products are stored. Each employee's RFID card grants access only to areas which are necessary for them to carry out their duties.

Restricted Access Zone:

The Restricted Access Zone consist of the area where Applicant will maintain all security system equipment and recordings in a secure location to prevent theft, loss, destruction, or alterations in accordance with regulations. Access to this zone will be restricted to persons who are essential to surveillance operations, state regulators, law-enforcement agencies, security system service employees, and officials from State and local government. This area will only be accessible to an absolute minimum number of specifically authorized employees.

Preliminary Floor Plan

A preliminary floorplan for Sweetspot Stamford is below:



Design Aesthetic

Sweetspot Stamford will feature a welcome and sophisticated look to provide patients and clients with a welcoming and comfortable environment. The design of Sweetspot Brands' recently renovated hybrid dispensary facility in Exeter, Rhode Island reflects the look and feel that will be found at Sweetspot Stamford. Images of the Rhode Island facility are included below for reference.

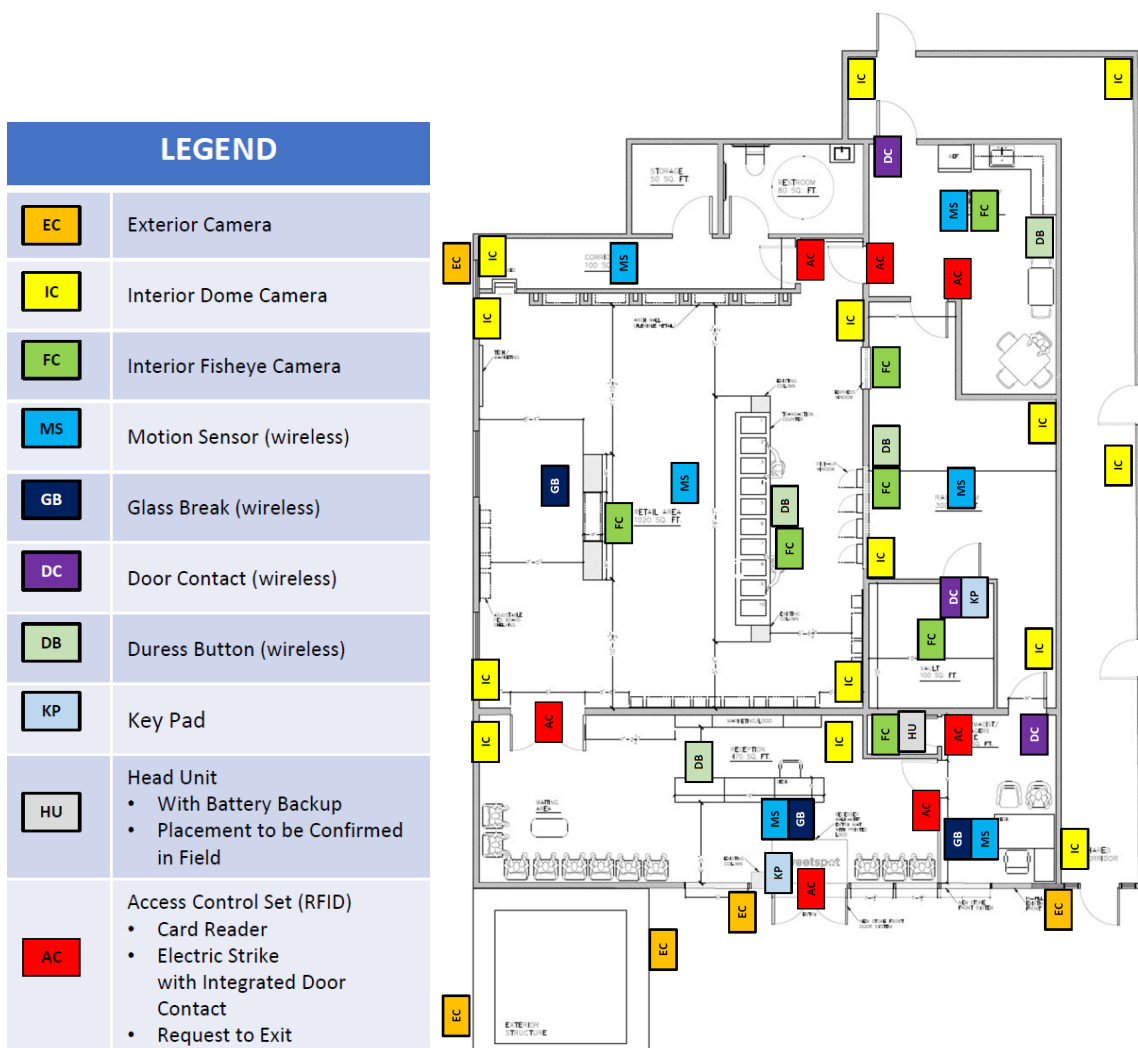


SECURITY PLAN

The Applicant has experience designing and overseeing the construction and day-to-day operation of safe, secure cannabis dispensaries, cultivation, and processing facilities. While safety and security are a responsibility for every employee and stakeholder at every level in the organization, Applicant's Director of Security ("DoS"), Blake Costa, sets the tone for the organization.

Blake has over 12 years of military experience in the U.S. Marine Corps and the U.S. Army National Guard. Blake's roles included securing U.S. Embassies as a Marine Guard in Pakistan, Italy, Afghanistan, and over a dozen other countries, as well as supporting the Department of State and White House on a variety of missions. In civilian life, Blake has integrated many of the practices used at the federal level in embassies across the globe to protect employees, clientele, product, and property at operational cannabis dispensary and cultivation facilities in Maryland, Maine, New Jersey, and Rhode Island.

Security Overlay



Limited Access to Facility

The Applicant will have policies and procedures in place to ensure all patients and customers have their age and medical program enrollment verified by use of a valid government issued identification. The applicant will require all patient and customer IDs to be scanned on an ID verification scanner which is integrated into the point-of-sale system and will automatically upload the customers pertinent information and flag those which do not meet age requirement. State requirements for tracking qualified medical patient access will be rigorously adhered to.

Sweetspot Stamford will maintain a 1:2 staff-to-visitor ratio within the Operations, with medical patients always being granted priority access ahead of adult-use customers on the facility sales floor.

Secure Facility Layout

Sweetspot Stamford will manage and monitor access control throughout the proposed retail facility with a Verkade access control system. Verkada utilizes hardwired electronic door strikes with encrypted RFID access control sensors. Verkada access control allows the Director of Security to set access levels for each employee, limiting the number of personnel who can access areas where Cannabis or Cannabis Product is stored or handled. Additionally, all doors where cannabis or cannabis product is stored or handled will be of commercial grade metal.

All packaging displayed in publicly accessible areas of the store are for-display-only empty “dummy packaging” and do not contain any product. All regulated goods, including all products containing THC, are secured behind a man trap and are not accessible to visitors entering the store. When a customer wishes to make a purchase, an authorized member of staff will retrieve the product from the secure areas and bring it to the customer at the register at the point of sale.

Only staff members responsible for that function and management will be able to access zones where regulated product is stored via access control settings of the employee’s RFID card. Visitors and non-permitted employees may not enter the Limited Access Zone or Restricted Access Zone under any circumstances.

Security Management System

Sweetspot Stamford will utilize Genetec Security Center, a tier one security management software platform utilized by the Federal Government and many state governments to secure critical infrastructure including government offices, corrections facilities, police stations, and public spaces. Sweetspot has implemented Genetec products at regulated cannabis dispensary facilities and a cannabis cultivation & processing facility. Genetec offers a variety of security management applications and allows multiple users to remotely access the system and to operate features such as the intrusion alarm, video surveillance equipment, visitor management tools, license plate reading capabilities, smoke & fire alarm systems management, and other information technology related security features.

Users can review 90+ days of archived footage captured by the Genetec Security Center, download the footage, and print still photos capable of identifying facial features. The system has a tracking feature which tracks the movement of an individual from camera-to-camera, essentially creating a breadcrumb trail for the user to follow. Reports are created and stored both on and off site for door access, motion detection, alarm events, smoke/fire events, system access, and both the arming and disarming of the intrusion alarm system.

Intrusion Alarm System

The Applicant has contracted Better Days Technology to manage the purchase and installation of all intrusion alarm devices. Better Days Technology has extensive experience in the installation and management of intrusion alarm and video surveillance systems in regulated cannabis cultivation and retail facilities throughout New England.

Applicant will install a state-of-the-art security system to prevent and detect diversion, theft, or loss of sensitive product. The system includes a device for the detection of break-ins and a back-up alarm system with the ability to remain operational in power outage in accordance with regulations. The installation and the device itself will meet or exceed widely accepted industry standards and will include the following features:

- The device will be a sound, microwave, photoelectric, ultrasonic, or other generally accepted and suitable device.
- The device will be monitored in accordance with accepted industry standards, be maintained in operating order, have an auxiliary source of power, and be capable of sending an alarm signal to the monitoring entity when breached if the communication line is not operational.
- The device will fully protect the entire facility and will be capable of detecting break-ins of any method when activated.
- The device will include a duress alarm, a panic alarm, and an automatic voice dialer.
- Applicant will install glass break sensors near all perimeter windows.

The Intrusion Alarm System will be supplemented by the following elements:

- A second independent alarm system that will monitor the Facility vault, Security/IT closet, and any area where records are stored. The second independent alarm system will be installed by a separate security contractor as to ensure integrity of the separate systems.
- A third-party monitoring service to monitor the intrusion alarm system 24 hours a day, 7 days a week. In the event of a security breach or a piece of hardware disconnecting from the communication loop, monitoring service will notify the local police as well as the DoS.
- Hold-up buttons located throughout the facility, including a combination of hardwired and employee-held wireless buttons. When activated, hold-up buttons will silently notify the third-party monitoring group, who will immediately notify local law enforcement that the Facility is currently under duress and a Law Enforcement Officer will respond to the Facility accordingly.

Video Surveillance System

Sweetspot Stamford will have video cameras in all areas that may contain cannabis plants, seeds, parts of plants, extracts, or cannabis oil and at all points of entry and exit, which will be appropriate for the normal lighting conditions of the area under surveillance. Applicant will direct cameras at all approved safes, approved vaults, dispensing areas, or cannabis oil sales areas, and any other area where cannabis plants, seeds, extracts, or cannabis oil are being produced, harvested, manufactured, stored, or handled. At entry and exit points, Applicant will angle cameras so as to allow for the capture of clear and certain identification of any person entering or exiting the facility.

The video surveillance system will feature:

- A failure notification system that provides an audible, text, or visual notification of any failure in the surveillance system.
- The ability to immediately produce a clear color still photo that is a minimum of 9,600 dpi from any camera image, live or recorded.
- A tamper evident date and time stamp embedded on all recordings. The date and time will be synchronized and set correctly and will not significantly obscure the picture.
- The ability to remain operational during a power outage.
- All video recordings will allow for the exporting of still images in an industry standard image format.
- Exported video will have the ability to be archived in a tamper evident proprietary format that ensures authentication of the video and guarantees that no alteration of the recorded image has taken place. Exported video will also have the ability to be saved in an industry standard file format that can be played on a standard computer operating system.
- All video surveillance footage will be maintained onsite and within the cloud storage for 90 days.

- Video surveillance footage will include a date and time stamp on all images without significantly obscuring the images.
- All cameras will have infrared capabilities, ensuring images are usable in low light conditions.

The Applicant will also place lighting throughout the interior and exterior perimeter of the facility to ensure adequate lighting for high quality video footage, while not disturbing surrounding neighbors. All video surveillance cameras will be placed in a way that allows for the clear and certain identification of any persons or activities at or in the immediate vicinity of any Cannabis or Cannabis Product, all cameras will continuously record 24/7. All video surveillance footage will be exportable and transferable to standard computing equipment and have a resolution of 720p or greater.

Security/IT Closet

The video surveillance system head unit will be kept in the IT/Security Closet located in the restricted area of the facility, which maintains a second redundant independent alarm system. Access to the video surveillance system head unit is restricted to the DoS. The DoS and designated representative, if necessary, will be the only Applicant employees allowed remote access to the video surveillance system. The DoS will provide access to this area to appropriate law enforcement agencies, security system service employees, or authorized representatives of state or municipal government agencies as necessary. The Security/IT room will be locked, and the room will not be used for any other function.

Information Technology Security

Through the implementation of multiple firewalls, and state of the art encryption, Applicant is able to confidently safeguard all security recordings/data, Health Insurance Portability and Accountability Act (“HIPAA”) protected customer information, payment information, and all electronically stored data. The Genetec security software will seamlessly integrate IT Security into the security program, protecting all information stored and processed on the Applicant network. Applicant will utilize a SonicWall Firewall to secure all incoming and outgoing data traffic. Additionally, all customer records will be stored on an independent operating system that can only be accessed from workstations within the Facility, this is known as the Applicant Intranet, essentially mitigating the risk of outside threats to confidential customer information.

Secure Storage

Sweetspot Stamford will have one large storage location in the proposed facility for regulated products. This room will be a vault featuring secure, sanitary storage in accordance with all regulations. Applicant will use a modular vault that meets the requirements for the storage of Schedule I drugs set by the DEA Diversion Control Division. This is where Applicant will store all sensitive and regulated products. The vault will not be positioned against any adjacent walls and will utilize a second independent alarm system. The vault alarm system will remain armed at all times, including during working hours. The vault shall only be opened during daily opening/closing operations and restocking of the dispensary facility.

Vault Specifications

Sweetspot Stamford will use the Vault Structures, Inc. Thor III vault door, a GSA Class 5 rated steel door. Applicant will use a Sergeant and Greenleaf 6700 Series 4 Wheel Safe Lock in combination with the Thor III vault door. The vault locking mechanism will be on a timer that will only allow access to the vault during schedule hours. Applicant will use a Vault Structures, Inc. STD DEA steel mesh day gate. The day gate will always remain closed when the vault is open and approved personnel are conducting operations inside the vault. Anytime the vault is unoccupied, the main vault door will remain closed, locked, and armed. The vault will be equipped with an intrusion alarm device that will be monitored 24 hours a day, 7 days a week by the Applicant's third-party monitoring group. The vault will have seismic sensors on the vault walls, floor and ceiling that will detect vibration in an event forced entry is attempted. The vault will also have a silent duress alarm on the interior, and an intrusion alarm keypad outside of the vault with the ability to activate a silent duress signal.



Vault & Storage Access

Sweetspot's Director of Security will provide a written list of approved individuals who may access the vault/storage area. A dedicated computer will be located within the vault allowing employees to conduct inventory control operations as outlined in the Applicant's Inventory Audit Standard Operating Procedures. Anyone who accesses the vault will be logged through the Genetech security system and recorded. All cannabis products must be secured in the vault until they are brought to a customer in the Operations Zone at the time of purchase.

Safes

Sweetspot Stamford will utilize safes within the vault to secure cash, cannabis products, and any other sensitive materials for which increased security measures are deemed appropriate. All safes will have a minimum of a “B Burglary Rate”, be equipped with a relocking device, and have a weight of 750 pounds or more. Safes will be secured to the ground and equipped with a Sergeant and Greenleaf dial lock.

Transportation of Regulated Products

The transportation of cannabis product into and out of the facility is the most sensitive security related recurring function of any cannabis dispensary. Aside from the conclusion of a retail transaction, these are the only times at which regulated products in the custody of Sweetspot Stamford are to be found outside of the Limited Access Zone, Restricted Access Zone, or a secured display case. Cannabis and cannabis products are transported into the facility to be stocked as inventory and, when applicable, from the facility to be delivered to patients, caregivers, or customers after online purchase or to laboratories or research programs. While the security infrastructure in place to secure the facility at all times assist in these sensitive transactions, special care is given to ensure these processes are completed without incident.

Receiving Inventory

As a hybrid retailer, Sweetspot Stamford may obtain cannabis and cannabis products only from either a licensed transporter or a licensed cultivator, micro-cultivator, producer, product packager, or food and beverage manufacturer, provided said license holders are transporting only products they cultivated, produced, manufactured, or packed within the scope of their license at their facility and are transporting in the custody of an employee.

At all times practicable, Sweetspot Stamford will only receive regular inventory delivery from a licensed transporter or other license holder if said license holder meets the industry standards for secure transportation procedures and vehicle security standards set for dedicated transporters. Regular delivery of cannabis and cannabis products shall take place outside of dispensary operating hours, on an irregular schedule, and with no less than two Sweetspot Stamford employees on premises to observe, record, and track the movement of all regulated products and material.

Sweetspot Stamford may also receive cannabis or cannabis product from a delivery service only in the instance that the cannabis or cannabis product could not be delivered as intended. Sweetspot Stamford will maintain a secure location on premises where cannabis and cannabis product that is unable to be delivered shall be stored in accordance with regulations. Medical cannabis dispensed to a qualified patient or caregiver that is unable to be delivered and is returned to the dispensary shall be returned to the licensee inventory system and removed from the prescription drug monitoring program within 48 hours of the cannabis being returned.

Security-Related Policies & Practices

Security Equipment Inspection, Testing and Maintenance

All security equipment will be maintained in good working order and will be tested in intervals not to exceed 30 days from the previous inspection/test and promptly implement all necessary repairs to ensure the proper operation of the security system. Testing includes intrusion alarm system, video surveillance system, network video recorder, security footage storage system, the security power generator and perimeter lighting. Tests will be executed on the first day of the month by the DoS and logged in the Intrusion Alarm Test & Inspection Log.

Local Law Enforcement Policy

Applicant understands the law enforcement has spent decades policing cannabis as an illegal controlled substance. It is Applicant policy to work in partnership with local law enforcement in order to become a resource of information. Applicant will host open house events where Law Enforcement Officers (LEO's) can walk through the facility in its entirety and sit down for a Q&A with the DoS and managers. The local law enforcement will be made legal agents of the property, and this will allow them to patrol the exterior property and address issues such as loitering and illegal activity without needed to establish consent from Applicant.

Inventory Management Procedures

Applicant will implement a redundant system of Inventory Control, by utilizing an electronic tracking system along with handwritten tracking completed daily. The proposed system to be used is METRC. METRC was developed specifically for the cannabis industry and provides tools for cannabis tracking and compliance with state regulations. METRC is an electronic radio-frequency identification (RFID) seed-to-sale tracking system that tracks the cannabis from seed or clone stage until the cannabis product is sold to the end customer or until the sensitive product is destroyed. METRC includes, at a minimum, a central inventory management system and standard and ad hoc reporting functions as required by the CCB and will be capable of otherwise satisfying required recordkeeping.

Daily Retail Floor Inventory Audits

After the close of business, the Manager or Assistant Manager will audit all the products in the retail sales area and packaging/prep room to be brought back into the vault for storage that evening. Audit procedures require a full independent inventory for each type of product, to be cross checked with a sales report for the day and a list of inventories initially brought into the retail space/operations space that morning.

Weekly Inventory Audits

Sweetspot Stamford has identified an inventory control system, electronic tracking system and has developed rigorous SOPs and checks and balance to implement the system. But inventory controls and systems must be reevaluated weekly by the Manager. In accordance with regulations, the Manager will lead the team in conducting weekly inventories of all cannabis plants and products, including the seeds, parts of plants, and cannabis oil in storage, that shall include, at a minimum:

- The date of the inventory
- A summary of the inventory findings.
- The name, signature, and title of the employee who conducted the weekly audit.
- The name of the manager signing off on each audit.

All weekly inventories will be crosschecked with inventory reports accessible through the point-of-sale system, which aggregates all sales made in the Flowhub point-of-sale tracking software, along with all inventories logged in inventory tracking.

Weekly Point of Sale Testing

Each week, the Manager will perform tests to ensure that the inventory management and point of sale system provides reports that detail:

- A “total inventory in storage” by location and batch report that records user, date, time, item, quantity, and storage access in chronological order.
- An “all events” report that provides detail on all user activities and transaction types within a time frame, and tailored to specific data requirements, such as individual items or users.
- A “controlled substances vault compare” report that allows administrators to cross-reference the inventory that leaves the storage area and arrives at the shelf, dispensary facility, or any other location to the inventory said location is presumed to hold. Transactions that do not match will be flagged on this report by location, item, quantity, date, time, and user.

Secure Opening & Closing Procedures

Sweetspot Stamford Standard Operating Procedures include comprehensive plans for daily store opening & closing. Included in these SOPs are many elements focused on security-related matters during these crucial moments of operation. Security related elements of Opening & Closing Standard Operating Procedures include the following provisions:

Opening Protocol

A manager must be onsite for the facility to open. The opening manager will be responsible for inspecting the facility retail space to ensure no cannabis products were left on the floor. Manager will then conduct audits as outlined in the Daily Inventory Check Standard Operating Procedure. The facility will never be opened outside of scheduled business hours.

Applicant employees will arrive to the facility no earlier than 15 minutes of their respective shift start time. When arriving, employees should take care to observe the surroundings of the facility for any signs of suspicious or unlawful activity. In the event an employee notices anything that seems suspicious, employee shall contact the management team prior to entering the facility. Employees must have employer-issued identification card visible upon arrival.

Closing Protocol

The manager on-site during closing will store cannabis in an approved vault within the Facility and shall not sell cannabis products when the Facility is closed. During times that the Facility is closed, it will be securely locked and equipped with an alarm system. Such alarm will be activated and operated separately from any other alarm system at the Facility and will be able to immediately detect entrance to the Facility at times when it is closed. Keys and access codes to the alarm system shall be controlled in such a manner so as to prevent access to the Facility by other than authorized Facility employees.

The closing of the Facility should be done by an approved closing manager. No employee will exit the Facility alone during closing hours, employees will always exit in pairs and make the closing manager aware when employees are leaving the facility.

The following tasks should be carried out during closing:

- Ensure staff members are exiting the Facility in pairs.
- Observe perimeter cameras for suspicious and/or illegal activity.
- Check all doors inside the Facility to ensure they are in the appropriate status.
- Exterior doors secured and free of obstruction.
- Pedestrian trap doors are secured, and controls are properly functioning.
- Doors entering Limited and Restricted Access areas are secured are functioning.
- Perimeter lighting is functioning.
- Inventory all employee panic buttons.
- Arm the intrusion alarm system, ensuring no zone faults are present.
- Before driving off the property, the closing manager shall do a perimeter patrol of the property observing for:
 - Loitering individuals, or individuals conducting surveillance of the Facility.
 - Vehicles in unauthorized areas (e.g. fire lanes, non-handicap vehicles in handicap spaces, vehicles parked outside of designated spaces).
 - Signs of vandalism to the Facility and/or neighboring tenants.

The Manager or Assistant Manager in charge at time of closing shall do the following:

- Conduct closing audits as outlined in the Inventory SOPs.
- Following audits, secure and arm the vault for the evening.
- Ensure staff complete daily closing tasks.
- Inspect the Facility retail space to ensure no cannabis product have been left out.
- Ensure all computer workstations and POS stations are logged off.

Workplace & Employee Security Policies

Criminal Background Check

Criminal background checks will be conducted for all owners and employees in accordance with regulations.

Drug and Alcohol-Free Workplace Policy

Applicant has established, will implement, and adhere to a written alcohol-free, drug-free, and smoke-free workplace policy that will be available to the CCB or designated agent upon request. While on Applicant premises and while conducting business-related activities off premises, no employee may use, possess, distribute, sell, or be under the influence of alcohol, cannabis, or illegal drugs.

Employee Property

Applicant employees will refrain from bringing backpacks, duffel bags, grocery/store bags, and large purses into the Facility. Each employee will be issued a personal locker and lock. Additionally:

- In accordance with regulations, all employees will be issued pocketless clothing for when working in an area containing cannabis plants, seeds, and extracts, including cannabis oil.
- Any bag that an employee brings into the facility must be secured in their personal locker immediately.
- At no time will an employee have a personal bag inside the vault, IT/Security Closet, retail space or inside a consultation/processing room.
- Employees are prohibited from using personal electronic devices while inside the Applicant Facility vault, while inside the IT/Security Closet, while in the public zone when customers are present and while escorting a visitor.
- Employees will refrain from using their personal device when entering and exiting the facility. It is important for employees to be aware of their surroundings, observing for security threats during arrival and departure from the facility.

Security and Diversion Training

Educating employees to mitigate the risk of the diversion and understand how to respond to a variety of safety and security related potentialities is a key prevention method. Security training is included in the module-based training.

Schedule C
Statement of Findings

Pursuant to Public Act No. 21-1 titled “An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis” (the “**Act**”), when a municipality does not specifically account for an adult-use cannabis operation, the municipality must analogize the proposed use with another similar use in existence in the City’s regulations. Specifically, Section 148(c) of the Act states:

“Unless otherwise provided for by a municipality through its zoning regulations or ordinances, a cannabis establishment shall be zoned as if for any other similar use, other than a cannabis establishment, would be zoned[.]”

Based on this statutory language, the City of Stamford has analogized Hybrid Retailers with a Medical Marijuana Dispensary Facility which is subject to Special Permit approval. Sweetspot Stamford, LLC (“**Sweetspot**”) and A&F High Ridge, LLC (collectively, the “**Applicants**”) are proposing a Hybrid Retailer at 111-123 High Ridge Road (the “**Property**”). The specific Special Permit request is detailed in the enclosed Sweetspot Stamford Introduction and Project Overview (the “**Project Overview**”).

A. Statement of Findings in Accordance with Section 19.C.2 of the Zoning Regulations

In accordance with Section 19.C.2 of the Zoning Regulations, the Applicants submit that the following standards and conditions have been satisfied:

Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

1. *The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.*

Sweetspot proposes to operate a 2,412+/- square foot Hybrid Retailer on the Property. The Property is located just north of “Bulls Head” in the C-N zone, one of the commercial zones identified as an appropriate location for cannabis retail use. With access to a main arterial road as well as a local side street, the Property is an ideal location for this use. Both buildings on the Property (111 & 123 High Ridge) have been used for office and retail purposes since approximately 1964. The proposed use would simply substitute a new retail operation for the prior ones. Aside from the tenant fit-out and technology/security upgrades, no changes are proposed to the existing structures, drives or parking areas. Thus, the Applicants submit that the proposed use is appropriate for the surrounding neighborhood and this project is in accord with the public convenience and welfare.

2. *The nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these*

Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.

The Property is in the C-N zone which permits a variety of commercial uses. It has been used for commercial purposes since it was originally constructed in 1964. Like most commercial uses along High Ridge Road, residential uses border the Property to the east. The Property was actually rezoned from R-7 ½ to C-L in 1963, likely to accommodate the commercial construction. The proposed use is a retail use which is consistent with the other uses on the Property as well as those to its immediate south and west. The proposed use poses no risk to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to health, safety or peaceful enjoyment of property. In fact, as a highly regulated industry, the Hybrid Retailer offers significantly more assurances with regard to health, safety and peaceful enjoyment than many other uses permitted as-of-right on the Property. Details regarding strict operational policies and protocols are included in the Project Overview. Thus, the Applicants submit that the proposed use is appropriate for the neighborhood and will not be objectionable to nearby properties.

3. *The resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

Sweetspot has engaged SLR to conduct a comprehensive traffic and parking analysis. In connection with this study, SLR evaluated eight (8) nearby intersections to estimate site-generated traffic volumes and impact on future parking and traffic operations. With regard to traffic, no change to the Level of Service at these intersections is anticipated. This makes sense given the Property's location on High Ridge Road, a main arterial roadway connecting downtown to North Stamford and the Merritt Parkway, and the fact that the Property has been used for office and retail purposes since the time it was constructed. Notably, the proposed Hybrid Retailer is approximately 2-3 times smaller than the other recently approved Hybrid Retailers in Stamford. For all of these reasons, SLR found that the contemplated number of vehicle trips created by the proposed use can be accommodated by the surrounding roadway system.

The Property is currently legally nonconforming as to parking based on the parking ratio in existence at the time the buildings were constructed. A copy of a letter countersigned by James Lunney confirming the legal nonconforming status will follow under separate cover (the "Lunney Letter"). Notwithstanding this, however, SLR found that the two sites – 111 & 123 High Ridge Road – will provide more than enough parking for all of the office and retail uses on the Property. The peak hours for this use tend to be between 6:00 pm and 7:00 pm on weekdays and 3:00 pm and 4:00 pm on weekends. Significantly, office uses typically clear out by 6:00 pm during the week and are closed on the weekends. This is particularly true for government offices like the workers' compensation office on the Property. There will typically be eight (8) employees working at a time, with the ability to increase the employee count to fourteen (14), and approximately four (4) to five (5) deliveries per week is anticipated. These deliveries will take place before opening hours

of the facility so as not to create competing parking demands. An entity related to the Sweetspot will be supplying the product to this facility. Should the Zoning Board believe it is desirable, Sweetspot is also willing to provide parking for employees offsite and shuttle them to the Property. Thus, the Applicants submit that the proposed parking is more than adequate.

4. *The nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.*

The proposed use is in harmony with the historical and current use of the Property and surrounding areas. In addition, the proposed use is safe and secure, quiet, and has proven successful at the other recently approved locations as well as in other states. The Property is suitably distant from the other locations so as to provide a more convenient option for palliative and adult-use customers located in central and northern Stamford. The Hybrid Retailer will occupy otherwise vacant retail space and provide significant tax revenue (3% gross revenue) to the City of Stamford. It is a neighborhood commercial use in a neighborhood commercial zone. There is no reason to believe the use will impair present or future development.

5. *The Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

The Property is located in Master Plan Category 7 (Commercial Arterial). The purpose of this category is to provide for and protect business-oriented development (1) extending from the Downtown or (2) along major arterial routes. The proposed Hybrid Retailer is a brand new business in the State and the proposed location is on High Ridge Road, a major arterial roadway. Moreover, the proposed use also forwards the City's economic development initiatives. Sweetspot would be a new, diverse company in an existing commercial location operated by native Stamfordites invested in the City's future. It is an ideal use in an ideal location by a committed operator.

The Applicants propose to replace vacant office/retail space with a desirable retail use, with corresponding economic benefits to the neighborhood. This project will increase the tax base and add vitality to this area of Stamford. Accordingly, the proposed use is in accordance with the public convenience and welfare.

B. Statement of Findings in Accordance with the definition of Medical Marijuana Dispensary Facility

In accordance with the definition of a medical marijuana dispensary facility, the Applicants submit that the following standards and conditions have been satisfied:

- a. *Medical Marijuana Dispensaries must possess a current license from the State of Connecticut Department of Consumer Protection and comply with the Regulations of the State of Connecticut Department of Consumer Protection Concerning the Palliative Use of Marijuana, per the Connecticut General Statutes, Section 21a-408-1 to 21a-408-70,*

inclusive, as may be amended from time to time. Failure to maintain proper licenses shall be deemed an immediate violation of the City of Stamford Zoning Regulations.

Like Dispensaries, use of the Property as a Hybrid Retailer is heavily regulated by the State and a license is required from the Connecticut Department of Consumer Protection (“DCP”) to operate. CT Plant Based Compassionate Care LLC (“CT Plant”) currently has a provisional cannabis cultivation license which, pursuant to Section 21a-420(o) of RERACA, entitles CT Plant to form an equity joint venture for the purpose of opening a Hybrid Retailer subject to approval by the City, CT Social Equity Council and final licensure from the DCP. As noted in the Project Overview, Sweetspot, is a joint venture between CT Plant and CT SE Holding Company LLC for purposes of opening a Hybrid Retailer. Sweetspot will acquire and maintain all required licenses from DCP to operate a Hybrid Retailer facility at the Property.

- b. No Medical Marijuana Dispensaries shall be located within a 3,000 feet radius of any other Dispensary;*

There are currently two other Hybrid Retailers in Stamford – Fine Fettle (12 Research Drive) and Curaleaf (814 East Main Street). Both of these businesses are located more than 3,000 feet radius of the Property.

- c. Signage for Dispensaries must comply with the following standards:*
- 1) Signage on the Dispensary facility Building shall be limited to a single Sign no larger than sixteen inches in height by eighteen inches in width;*
 - 2) In addition to a Sign on the facility Building, a Dispensary may install one (1) additional Ground Sign or Pole Sign, where such signs are permitted, not exceeding lesser of (i) what is permitted in the underlying zoning district, or (ii) ten (10) square feet in area and ten (10) feet in height when ground mounted;*
 - 3) Dispensaries may use the words “medical marijuana dispensary facility” on the facility’s signage;*
 - 4) There shall be no illumination of a Sign advertising a marijuana product at any time;*
 - 5) There shall be no signage that advertises marijuana brand names or utilizes graphics related to marijuana or paraphernalia on the exterior of the Dispensary or the Building in which the Dispensary is located;*
 - 6) There shall be no display of marijuana or paraphernalia within the Dispensary which is clearly visible from the exterior of the Dispensary; and*
 - 7) There shall be no signage which advertises the price of its marijuana.*

The Applicants are happy to accept a condition of approval requiring all signage to conform to this requirement with final design subject to approval by Zoning Board staff.

- d. Parking shall be provided according to Section 12 of the Zoning Regulations, as follows: A Dispensary shall meet the parking standard for Retail Store.*

The parking on the Property is legally nonconforming, as evidenced by the Lunney Letter, which will follow under separate cover. Based on the historic parking requirement of one

space per 500 SF, the proposed retail space consisting of 2,412± SF (including back of house areas) would require five (5) parking spaces. Collectively, the entire site generates a parking requirement of sixty-eight (68) parking spaces using this grandfathered ratio. As detailed in the Lunney Letter, there is sufficient parking to accommodate the existing and proposed uses.

C. Statement of Findings in Accordance with Section 12.K.4.e of the Zoning Regulations

Section 12.K.1 of the Zoning Regulations provides: “[s]idewalks shall be provided along all public and private roadways, subject to the exceptions and exemptions set forth in Subsection 12.K.3.” One of these exceptions is for renovations or alterations exceeding \$250,000 in cost, *as determined by the Building Department*. The Building Department will not confirm this cost until a plan review for the building permit is conducted. However, Sweetspot estimates its renovation cost to be below this threshold. In the avoidance of doubt, the Applicants also request Special Permit approval pursuant to Section 12.K.4.e of the Zoning Regulations to be exempt from the sidewalk requirements contained in Section 12.K as same relate to Halpin Road. Notably, no sidewalks are required along High Ridge Road because it is a State Highway outside the jurisdiction of the City. Although the Applicants need only show that one of the following items entitles them to an exemption from these regulations, they submit that all three items are satisfied:

(1) existing conditions do not allow for the construction of a sidewalk;

Pursuant to Section 12.K, sidewalks are required along property boundaries adjacent to roadways. As noted above, this requirement does not apply to the Property’s boundary along High Ridge Road. The northern boundary, along Oaklawn Avenue, was recently improved by the City with new sidewalks and the northeastern property boundary borders municipally owned property, not a road. Thus, the requirement would only apply to the southeastern boundary of the Property along Halpin Avenue. This boundary includes a narrow sliver of land planted with trees and bordered by on-street parking. Based on the survey, this land appears to be part of the right-of-way, outside the Property boundary. For all of these reasons, the Applicants submit existing conditions do not allow for the construction of a sidewalk.

*(2) the provision of a sidewalk would not serve the goal of providing a pedestrian network;
or*

The Property is surrounded by existing sidewalks to the west and north. A new sidewalk was also recently constructed on the eastern side of Halpin Avenue, parallel to the Property, which connects to Oaklawn Avenue to the north. Thus, there is an existing network of sidewalks that are appropriate for pedestrians. Adding a sidewalk to the Property along the western edge of Halpin Avenue would not contribute to this pedestrian network. Rather, it would confuse pedestrians and encourage an inferior option for safe travel.

(3) provision of a sidewalk would create less safe conditions for pedestrians.

There is a large curb cut on the Halpin Avenue entrance to the Property. If the Applicants add a sidewalk along the southeastern edge of the Property fronting on Halpin Avenue, pedestrians would be encouraged to cross over this curb cut and adjacent parking lot when passing across the Property. As stated above, there already exists a new sidewalk parallel to the Property on the opposite side of Halpin Avenue. It would be far safer for pedestrians to use this existing sidewalk, which borders residential properties and connects to other sidewalks in the pedestrian network.

Schedule D
Legal Description of Property

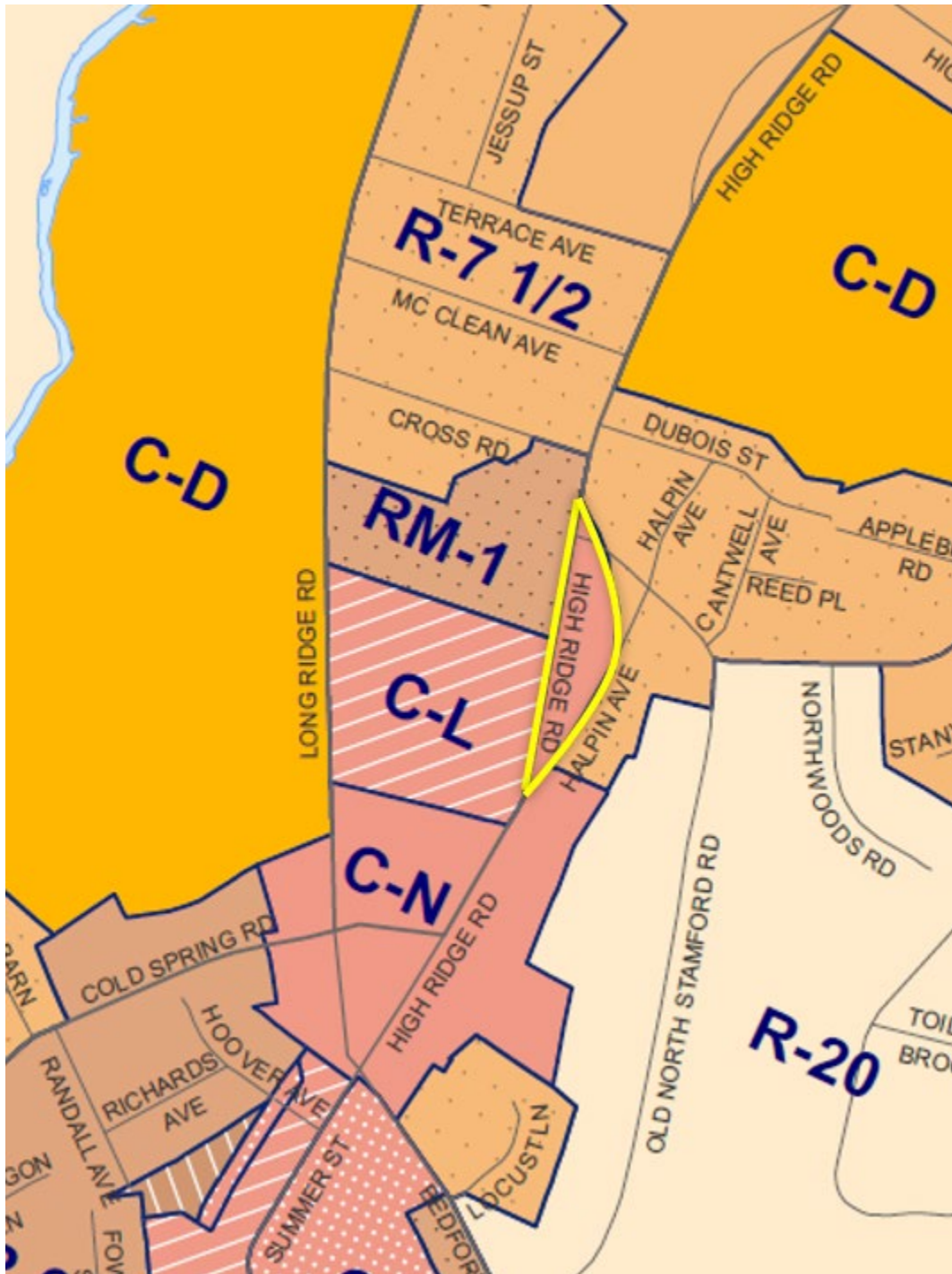
All those certain pieces, parcels or tracts of land, with the buildings and improvements thereon, situated in the City of Stamford in the county of Fairfield and state of Connecticut, being 1.07± acres in area and more particularly shown and designated as Plot “A” and Plot “B” on a certain map entitled “Map Showing Subdivision of Property of Salvatore Vavala, Sr. & Samuel J. Potenza Stamford, Conn.”, which is on file in the office of the Town Clerk of the City of Stamford as Map No. 7756, reference thereto being had for a more particular description thereof.

Said parcel of property is bounded westerly a distance of 580.3'± by High Ridge Road and easterly a distance of 705.0'± by Halpin Avenue and Lands N/F known as Paul's Place aka Formerly Old North Stamford Road No. 1, presently utilized for parking. The parcel is located on Town Clerk block number 224. The intersecting streets nearest the parcel are Halpin Avenue and Oaklawn Avenue.

Schedule E
Zoning Data Chart – C-N Zone

	Standard/Required	Existing/Approved	Proposed	Notes
Min. Lot Area	5,000 SF	1.06± acres / 46,6361± sf	No changes	Complies
Min. Lot Frontage	50'	1,361.41' (total frontage)	No changes	Complies
FAR	0.3	0.93	No changes	Existing Nonconformity
Building Height	2 stories / 25'	3 stories	No changes	Existing Nonconformity
Building Area (Corner Lot)	30%	62%	No changes	Existing Nonconformity
Min. Front Yard	Street Line: 15' Street Center: 40'	10'	No changes	Existing Nonconformity
Min. Side Yard	One Side: 6' Both Sides: 12'	10.8'	No changes	Complies
Min. Rear Yard	20'	N/A	No changes	N/A
Parking	<i>Retail</i> : 4 spaces per 1,000 sf GFA	120 spaces	No changes	Existing Nonconformity

Schedule F
Existing Zoning Map



Schedule G
Aerial Photograph of Property

