



APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME(S): AYR WELLNESS INC.

APPLICANT ADDRESS: c/o Joseph Capalbo, Esq., 1100 Summer Street 06905

APPLICANT PHONE #: (203) 324-8882

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? No.

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

ADDRESS OF SUBJECT PROPERTY: 417 Shippan Avenue

PRESENT ZONING DISTRICT: C-N and M-G

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Survey Prepared For Sandler Realty Proposed Floor Plan by Dean Associates for AYR Wellness dated 11/14/23

REQUESTED SPECIAL PERMIT: (Attach written statement describing request) Application for a Special Permit for a marijuana dispensary pursuant to attached in accordance with Section 5 of Zoning Regulations.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Legal description attached; Lot depth ± 200 feet, Block 108; ± 270 feet to Park Street

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
Sandler Realty, Inc. P. O. Box 131 Pound Ridge, NY 10576	417 Shippan Avenue

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO. (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? NO. (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 28th DAY OF November 2023

SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT ss STAMFORD November 28 2023

COUNTY OF FAIRFIELD

Personally appeared Joseph J. Capalbo, II, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

LEGAL DESCRIPTION

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, known and designated as Parcel "A" on a certain map entitled, "Map Showing Property of Charles T. Genovese & John & Michael Boshka, Stamford, Conn.," which map is on file in the office of the Town Clerk of the said City of Stamford and there numbered 6461, reference thereto being hereby had for a more particular description of said premises.

Said premises are bounded as follows:

Northerly	203.92 feet by land now or formerly of Osrock Partnership;
Easterly	118.112 feet by Shippan Avenue;
Southerly	195.74 feet by Parcel "B" on said map, being land now or formerly of the Estate of Charles T. Genovese; and
Westerly	117.75 feet by land now or formerly of Osrock Partnership.

November , 2023

11/17/2023

Zoning Board
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
ATTENTION: David Stein, Chairman

AUTHORIZATION

**RE: APPLICATION OF AYR WELLNESS INC. FOR A SPECIAL PERMIT
TO OPERATE A MARIJUANA DISPENSARY FACILITY AT
417 SHIPPAN AVENUE, STAMFORD, CONNECTICUT**

Dear Mr. Stein;

This shall confirm that the undersigned, Sandler Realty Inc. is the current owner of the premises commonly known as 417 Shippan Avenue, Stamford, Connecticut (the "Premises"). This shall also serve to confirm that authorization has been granted to AYR Wellness Inc., and its duly authorized representative, Joseph J. Capalbo II, Attorney At Law, to file with and apply to the Zoning Board of the City of Stamford for a Special Permit to operate a Marijuana Dispensary Facility at the referenced Premises.

Sandler Realty Inc.:

DocuSigned by:
Mark Sandler
301D001A34CB4D2...

BY:

Its

Duly Authorized

PROJECT DESCRIPTION

Introduction

Ayr Wellness, is a reputable and responsible cannabis dispensary, with vertically integrated businesses throughout the U.S. The Company operates simultaneously as a retailer with 85+ licensed dispensaries. AYR is committed to delivering high-quality cannabis products to its patients and customers while acting as a Force for Good for its team members and the communities that the Company serves. Our dispensary will not only contribute to the local economy by generating well-paying employment opportunities but will also provide access to safe, regulated, and tested cannabis products for adults and patients in Stamford. We will actively engage in community outreach, social responsibility initiatives, and educational programs to promote responsible cannabis consumption and overall community well-being. On a national level Ayr Wellness contributes more than \$1million dollars annually back into the communities they operate in.

Security

The leadership of Ayr Wellness, more than anything else, prioritize the safety of their people and patrons. Ayr's Safety and Security Plan specifies the policies, practices, and procedures that will be adopted to prevent the diversion, theft, or loss of cannabis and cannabis products, prohibit illegal entrance to the retail store, and guarantee the safety of employees and patrons. To ensure the robustness of Ayr's plan and provide monitoring and protection for people and patrons, Ayr has partnered with national cannabis security experts Dem360. The plan is designed to comply with Connecticut General Statutes Section 21a-408-53 and other relevant state and local regulations.

Access Control

All entry points, including entrances, exits and sensitive areas within the facility, will be secured with electronic locks and access control systems. Access to these areas will be restricted to authorized personnel only. An electronic access log will be maintained, recording entries and exits, including date, time, and individual identities.

Video Surveillance

High-resolution surveillance cameras will be strategically placed to monitor all critical areas, including entrances, exits, cultivation, processing, and storage areas., Surveillance footage will be recorded 24/7 and retained for at least 90 days.

Alarm Systems

Intrusion detection systems will be installed to immediately alert security personnel and local authorities in case of unauthorized access or security breaches. Panic buttons will be placed strategically throughout the building for emergency situations.

Secure and Safe Storage

Cannabis and cannabis products will be securely stored in safes and vaults that met the state-mandated security requirements. Access to safes and vault will be restricted to authorized personnel only. The Secure Storage Vault will be constructed with concrete masonry units (CMU) on all walls and the floor in accordance with Sec. 21a-262-1(g)(1). CMU is made of concrete blocks with concrete tie beams and reinforced vertically and horizontally with ½ inch steel rod rebar tied 6 inches on center for added security. The interior of the walls will be lined in heavy duty, ¼ thick wire metal mesh to increase security. This thick wire mesh has 3" square grids and will be mounted both vertically and horizontally to fit all parts of the interior of the wall. The wire metal mesh will then be covered with 3/4" plywood to add additional security and allow for shelving inside the secured room. The ceiling of the Secure Storage Vault will be constructed of modular vault panels composed of ultra-high strength concrete core with formed steel panels. Ventilation ports will be designed into the ceiling to facilitate climate control, ensuring an optimal storage environment.

Vault Door The Dispensary Facility's Secure Storage Vault door will be designed to guard against forced entry to ensure that marijuana is guarded against theft. The Secure Storage Vault will only be accessible through a GSA Class 5 or similar vault door in compliance with 21a-262-1(g)(2)(4). The vault door will have an opening size of at least 40" wide x 78" high (if single door) with 1/2" Plate Steel, multiple bolt locking system, Underwriters Laboratory Group 1 lock, and a dual re-locker to prevent bolt retraction during an attack. The vault door will also be connected to the alarm system via a contact switch.

Inventory Control

An electronic inventory tracking system will be implemented to monitor all cannabis product movements, from receipt to sale. Regular inventory audits will be conducted to ensure accurate tracking and reporting.

Cash Handling

Ayr prides itself in having secure banking and cash logistics relationships. A variety of cashless payment options will be made available to patrons to avoid excessive amounts of cash on hand. Cashless solutions are projected to be used in 60% of transactions.

Diversion Protection

Strict inventory controls and reconciliation processes will be in place. Employees will receive training on recognizing and reporting signs of diversion or internal theft. Suspicious activities will be promptly reported to the appropriate authorities.

Emergency Response Plan

A comprehensive management plan will be established to address potential security threats, natural disasters, and other emergencies. The plan will include evacuation procedures, communication protocols and coordination with local authorities.

Cybersecurity

Stringent cybersecurity measures will protect sensitive data and systems from cyber threats and data breaches. Regular security assessments and updates will be conducted to ensure ongoing protection.

Visitor and Personnel Screening

All visitors and personnel will undergo thorough screening upon entry. Identification verification and background checks will be conducted as required by Connecticut regulations.

Workplace Safety

Workplace safety plans will adhere to federal Occupational Safety and Health Administration (OSHA) regulations. Staff will receive ongoing training on safety protocols and practices.

Ayr Wellness is committed to creating a secure environment that fully complies with Connecticut's cannabis regulations. Regular reviews and updates will be conducted to adapt to evolving security concerns and regulatory changes. The plan will serve as a framework to ensure the safety, compliance, and security of the operations.

STATEMENT OF FINDINGS

- 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.**

The applicant, AYR Wellness Inc. is proposing to operate a Hybrid Retailer in the existing building at 417 Shippan Avenue. The facility is proposed to be approximately 2050 square feet within the existing mixed-use structure which totals approximately 10,477 square feet. Improvements will consist only of fit out within the existing unit and added security. The existing building footprint will not be changed. The drives and parking areas will remain as is and are more than adequate to service the proposed use. Parking is shared with other commercial uses located in the existing structure including Subway restaurant and office space. Ingress and egress is directly to and from Shippan Avenue. The premises in terms of its zoning designation is bifurcated, the majority of the premises being located in the C-N zone (Commercial Neighborhood) and the rear portion of the premises being located in the M-G zone (General Industrial District). Both zones allow the proposed use by Special Permit. The proposed location is surrounded by and located in a commercial environment segregated from residential homes.

- 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 safety demands.**

The property is located in both the C-N and M-G zones. As its zoning designations would indicate, the immediate area is characterized by a variety of commercial uses including a bank, funeral home, restaurants, catering center, self storage facility as well as others. There are no residential uses adjacent to or within immediate proximity to the proposed location. The nature of the proposed use, being so highly regulated and secure, and in light of the surrounding neighborhood, poses no risk to the health, safety, welfare and peaceful enjoyment of the area.

- 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.**

The existing site provides for 40 parking spaces on site. The parking is blended with an adjacent parking lot servicing additional commercial establishments which total approximately another 77 spaces. The proposed use maintains the highest parking ratio of 4 spaces per thousand square feet. Other uses within the existing building are a Subway Restaurant (1 space per 50

feet no less than 10) and office space (3 spaces per thousand). The total parking requirements for all existing and proposed uses do not exceed the number of existing spaces servicing the proposed site, 40.

Access is to and from Shippan Avenue which, at this location, is characterized by a variety of commercial uses and is a major roadway connecting Elm Street from downtown to what is eventually the Shippan section of Stamford. The applicant has retained SLR to conduct and complete a comprehensive traffic study the results of which shall be provided to the staff and the Zoning Board for consideration under separate cover in report form.

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 lower portion of Shippan Avenue where the proposed use is located is zoned and characterized almost exclusively by commercial uses. It can be argued that the area is currently developed to its capacity. The proposed use, which will occupy an existing building location, is consistent and in character with its surroundings. In fact, the proposed use will be safer, quieter, and less conspicuous than many of the surrounding uses.

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

The proposed location is located in Master Plan Category 6, Commercial Neighborhood Business. The Master Plan states that this category is, "intended to provide for and promote pedestrian-scaled "Main Street" environments; encourage a variety of retail...distinct from most intensive downtown development." The district encourages density far below those permitted in the downtown and considers, among other factors for approval, shared parking, mixed use development and Main Street amenities, all of which are prevalent at the proposed location. The proposed use is modest in size and scope and extremely secure resulting in no impact to the surrounding neighborhood and it is consistent with the intention of its Master Plan and Zoning Designations.

ADDITIONAL REQUIREMENTS IN ACCORDANCE WITH SECTION 5 OF THE STAMFORD ZONING REGULATIONS.

- 1. 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.**

AYR Wellness Inc. is a publicly traded corporation headquartered in Miami, Florida. AYR has applied for, received and is in possession of a medical marijuana dispensary license from the State of Connecticut on. Upon receipt and approval of a Special Permit from the City of Stamford, AYR will operate its facility at the proposed location in compliance with the Rules and Regulations of the State of Connecticut Department of Consumer Protection Concerning the Palliative Use of Marijuana in accordance with the Connecticut General Statutes as amended from time to time.

2. No Medical Marijuana Dispensaries shall be located within a 3000 foot radius of any other Dispensary.

The nearest site of a Dispensary in relation to the proposed location is well in excess of 3000 feet. It is located at 814 East Main Street which is mor than a mile in distance from this proposed location.

3. Signage for the Dispensary must be in compliance with the seven (7) standards enumerated in the Stamford Zoning Regulations.

Any and all signage proposed for the dispensary shall be in full compliance with the Zoning Regulations of the City of Stamford. All signage details shall be included in a signage plan for review.

4. Parking shall be provided according to Section 12 of the Stamford Zoning Regulations, as follows: A Dispensary shall meet the parking standards for a retail store.

The existing building for the proposed location is, according to the City's assessor's records, 10,477 square feet. There are two other tenants at this location, a Subway Restaurant and a professional office housing a charitable organization (Building One Community). The proposed use requires the most intensive parking requirements at 4 spaces per thousand. If the entire building maintained the same requirement of 4 spaces per thousand, a total of 41 spaces would be required for the entire building. The parking requirements for the other two uses in the building are less than 4 spaces per thousand . The location maintains a total of 40 spaces which is more than adequate or required to provide for the Dispensary and the existing uses.

ZONING DATA CHART

	MIN. LOT SIZE		FAR	BLDG. HEIGHT		BLDG AREA		STREET LINE	MIN. YARD DIMENSIONS			
	AREA	FRONTAGE		STORIES	FEET	LOT %			STREET-CENTER	ONE SIDE	BOTH SIDES	REAR
C-N REQUIRED	5000 sf	50	0.3	2	25	30		15	40	6	12	20
EXISTING	23,676	118	0.2	2	20	24.3		41.8	71.8	0	68	0
M-G REQUIRED	4000 sf	40	1	4	50	50		10	35	0*	0*	15
EXISTING	23,676	0	0.04	2	20	24.3		0	0	0	68	39.8

* None required but if provided must be at least 4 feet.

All dimensions are existing and are either in compliance or legally non conforming.
No changes are proposed to the footprint of the building.

Zones As Depicted

M-G ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback.....	10'
Center Line Of Street Setback.....	35'
Rear Yard Setback.....	15'
Side Yard Setback, None Required But If Provided Must Be At Least 4 Feet	
Max. Building Coverage.....	50% Of Lot Area

C-N ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback.....	15'
Center Line Of Street Setback.....	40'
Rear Yard Setback.....	20'
Side Yard Setback.....	6' W/ Total Of 12'
Max. Building Coverage.....	30% Of Lot Area

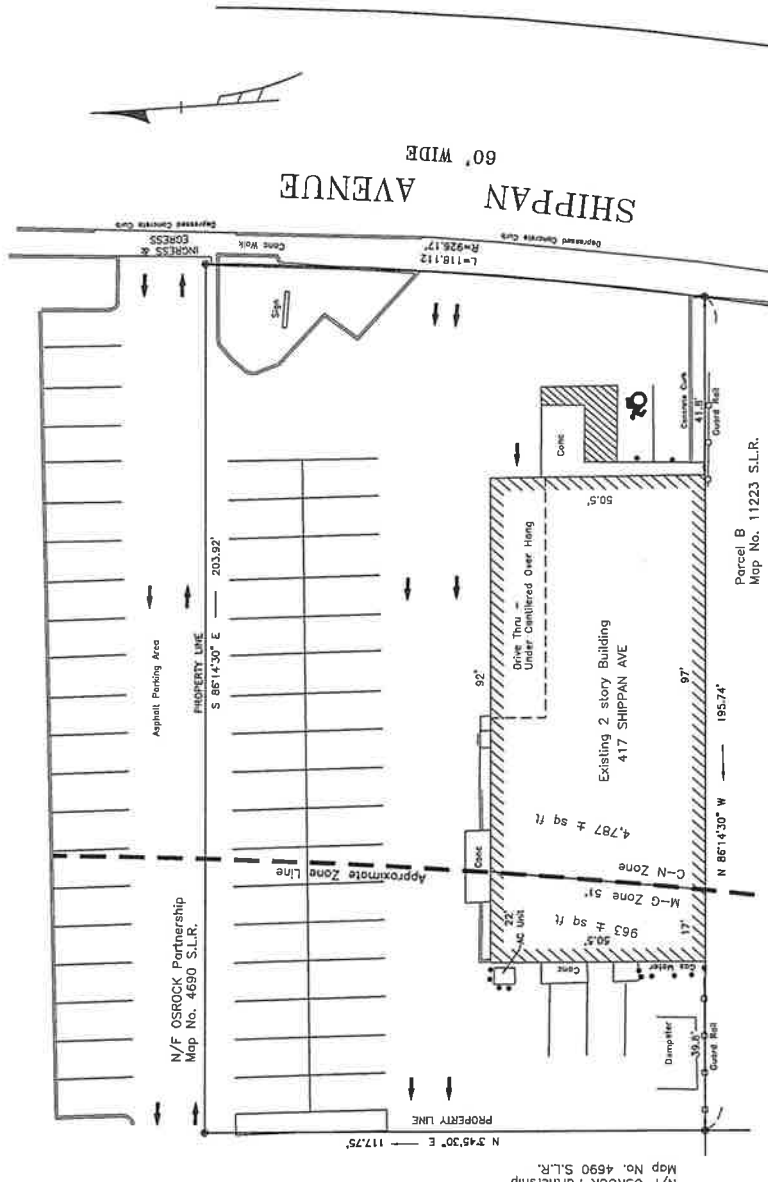
Zoning information is Subject To The Review And Approval By The Appropriate Governing Authority
 Property Lines Not Staked By Contractual Agreement
 Soil Types Not Delineated By Contractual Agreement

SIZE AND LOCATION OF EXISTING AND/OR PROPOSED DEVELOPMENT PROVIDED BY OTHERS, IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

Block No. 108

LEGEND

Stone Wall	Existing
Concrete Wall	Morhale
Fence	Yard Drain
Catch Basin (In Curb)	Light Pole
Catch Basin (Flush)	Sign
Gas Box	Clean Out
Gas Meter	Electric Meter
Electric Meter	Water Box
Water Box	Monitoring Well
Monitoring Well	



**PLOT PLAN
 PREPARED FOR
 AYR Wellness Inc
 417 SHIPPAN AVENUE
 STAMFORD, CONNECTICUT**



- NOTES:**
- Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other surface features may exist on the property which are not shown hereon. The location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
 - The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
 - Property Depicted is located in an Area that is shown as being protected from the 1% annual chance or greater flood hazard by a levee system. Overlapping of failure of any levee system, if possible, or additional information on the Flood Hazard Levee System, may be obtained by referring to FIRMS 89001C05173 Map 517 of 626 FAIRFIELD COUNTY, Connecticut Effective Date July 8, 2013.
 - Property is Subject to Title Verification to utility easements or Private Agreements if any, in addition to those Depicted and or referenced on this Map. Property may have Substructures and/or their encroachments below grade, if any, in addition to those noted and or depicted. Reference is hereby made and subject parcel is subject to all notes on Recorded Documents hereon referenced that pertain to this parcel.

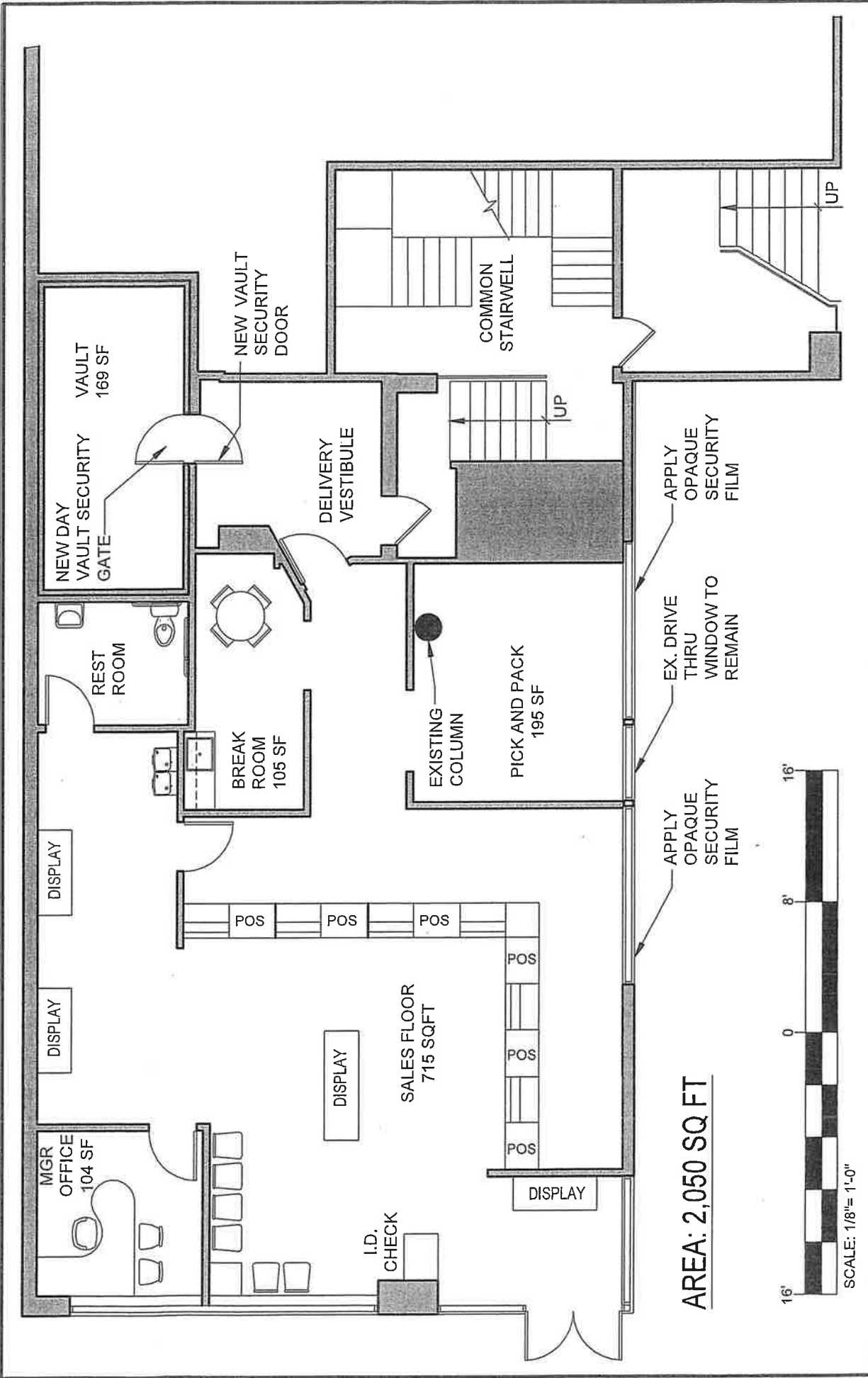
This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies--Minimum Standards for Surveys and Maps in the State of Connecticut, as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements and depict Zone Areas

To my knowledge and belief this plan is substantially correct as noted hereon.

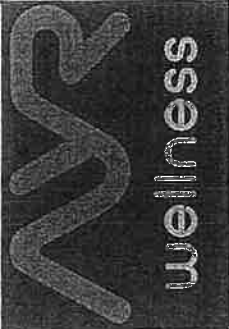
REVISED NOVEMBER 30, 2023 (NAME CHANGE & UPDATED)
 This Document and Copies Thereof are Void only if they bear the Signature and embossed seal of the Registered Licensed Professional.
 Unauthorized alterations render any declaration hereon null and void.

BY: *Edward J. Frattaroli*
FOR: EDWARD J. FRATTAROLI, INC.
 Land Surveyors • Consultants • Land Planners
 STAMFORD, CONNECTICUT MARCH 21, 2014

Refer to Parcel A
 Map No. 6491 S.L.R.
 Lot Area 23,877 sq ft
 Existing Building Covers 24.3% of total Lot Area



AREA: 2,050 SQ FT

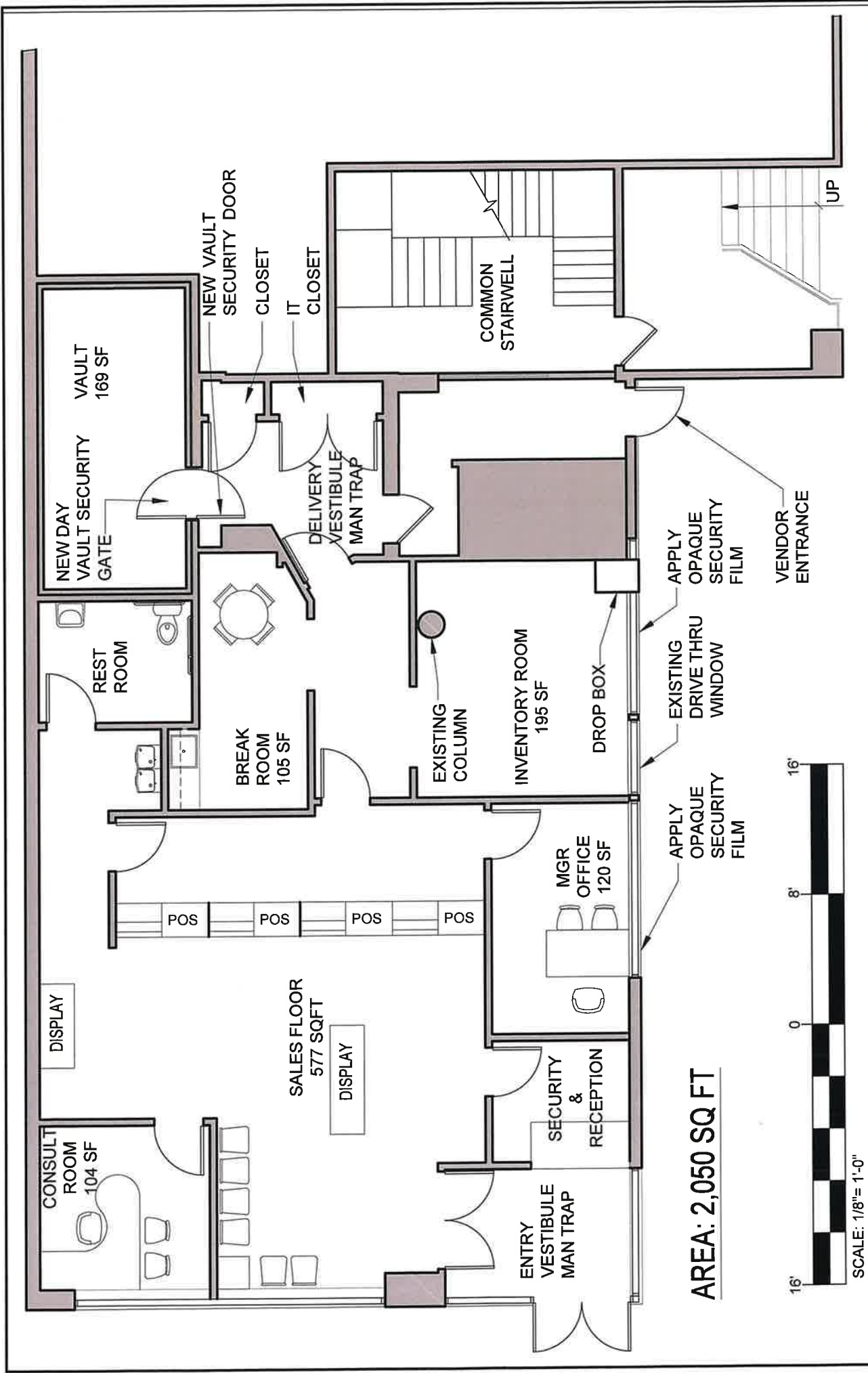


PROPOSED FLOOR PLAN

417 SHIPPAN AVE
STANFORD, CT 06002

Project Number	2023.79
Scale	1/8"=1'-0"
Drawn By	JC
Checked By	WAM
Date	11/14/23

Dean Associates
Architects Incorporated
Architecture & Interior Design



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Date	11/10/24

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SUBWAY

Ludwiger
community
center

CLASSE
CLASSE
CLASSE







CONNECTICUT RETAIL SOLUTIONS LLC OPERATIONS OVERVIEW

Connecticut Retail Solutions LLC (d/b/a “Ayr Wellness”) (“Ayr”)’s licensed cannabis retailer establishment will operate under strict operational procedures designed to ensure the compliant handling, tracking, and management of cannabis and cannabis products. This document provides an overview of daily operations and best practices for Ayr’s operations, including compliant facility design, employee policies, security and surveillance systems, inventory tracking and management, recordkeeping and reporting, cannabis product compliance, the customer experience, and preventing diversion of cannabis products to youth or other unauthorized persons in accordance with all relevant state and local rules and regulations.

Compliance Through Design

The cornerstone of effective operational management for a cannabis retail business is integrating compliance as a lived value. Regulatory compliance guides all aspects of Ayr’s design, operations, and decision making, to ensure operational excellence and a safe, secure customer experience. True operational compliance requires a combination of skill sets ranging from business managers with legal and regulatory expertise shaping the policies, procedures, and checklists to human resources and training professionals that translate technical language into practical tools and approachable guides to empowered store managers and staff who facilitate daily operations. In accordance with Department of Consumer Production (“DCP”) Regulation of Adult-Use Cannabis (“RAC”) Section 21a-421j-15, Ayr will develop and implement written policies and procedures to ensure compliant operations at all times, including but not limited to recall, inventory management, facility safety and security, and cannabis disposal.

Ayr’s licensed cannabis retailer facility is designed to ensure compliance by physically creating access controls, facilitating inventory security, integrating security systems, and ensuring both a safe and pleasant customer experience as guided by all relevant RAC Section 21a facility requirements. The floor plan is designed through the lens of customer flow as well as compliance standards to ensure the physical design and layout of the store contributes to the overall safety and security of the licensed facility and the surrounding neighborhood and community. Safety will be achieved through a combination of design and operational procedures. Entrances and exits with a man-trap style security vestibule, limited access areas are physically separated from areas of public access and separated by locked doors, and the entire facility will be wired to an access control system.

Employee Responsibilities & Training

Given the nature of the business, Ayr will hold employees to the highest operational, compliance, and customer service standards as defined by company policies and procedures. To ensure a robust culture of compliance and operational standards, a rigorous employee training program will be implemented with extensive initial training and ongoing education opportunities



in accordance with RAC Section 21a-421j-11. Training topics will include, but are not limited to, regulatory compliance, customer education, inventory tracking, recordkeeping, safety, and security. All staff will be appropriately licensed and trained prior to working at Ayr's licensed retailer establishment, and all initial and supplemental in-service training will be properly documented.

All Ayr employees will be responsible for ensuring regulatory compliance and operational excellence at all times, and will wear identification badges that clearly identify them to the public as compliant with RAC Section 21a-421j-15. In accordance with RAC Section 21a-421j-16, Ayr's dispensary managers will be designated as key employees, and the retailer establishment will only be open or in operation when a key employee is present and supervising activity within the establishment. Key employees will be additionally responsible for ensuring all employee, recordkeeping, security, signage/posting, and operational standards are met and maintained at all times as required by RAC Section 21a-421j-10.

Ayr will be an alcohol-free, drug-free, and smoke-free workplace, with related written policies and procedures as approved by the commissioner. No cannabis will ever be applied, ingested, or consumed inside Ayr's retailer establishment.

Security & Surveillance Systems

In accordance with RAC Section 21a-421j-7, Ayr's licensed premises will be outfitted with comprehensive video surveillance and alarm systems that cover both interior and exterior spaces with the ability to remain operational during power outages. Facility alarm systems will include a variety of hard wired and wireless alarms that normally includes two primary burglar alarms wired to the main facility entrances and the Vault where inventory will be stored, silent alarms, panic buttons, motion sensors, glass break detectors, automatic voice dialer, and more in compliance with all State and local regulations. These alarm systems will be additionally protected by a failure notification system.

Ayr's video surveillance system will record 24 hours a day at a minimum of 15 frames per second in any lighting condition, including night vision in an absence of lighting, and will be selected to meet all state and local standards for camera specifications, storage capacity, and areas under surveillance. Cameras will be placed to record all areas that may contain cannabis, all limited access areas of the facility, all entrances and exits to the premises, all point-of-sale stations and cash drawers, parking lots and exterior areas, and all other areas required by rules and regulations. All system equipment and recordings will be maintained in a secured, locked Security Room, and made available for inspection by law enforcement, the DCP, and other authorized parties upon request.

Ayr's licensed cannabis establishment will be additionally protected with security procedures in compliance with RAC Section 21a-421j-8. All onsite cannabis inventory will be securely stored



and will not exceed the quantity required for normal, efficient operation. The licensed retailer establishment will be secured with adequate lighting and comprehensive access control systems connected to all exterior and interior doors, and dedicated access controls specific to the Vault where cannabis inventory will be stored. Limited access and restricted areas will be clearly marked and secured, with access logged. All facility doors will be locked at all times and secured using commercial-grade, nonresidential door locks wired with limited access controls including keypads, keycard scanners, and automatic locks. Employees will be issued unique keycards and/or PIN codes that allow access to facility areas that align with each employee's job function, permissions, and shift schedule.

In order to access the facility, any non-employee individual will need to be screened and checked into Ayr's licensed retailer establishment as either a customer, authorized visitor, vendor, or contractor and will be supervised at all times by an authorized employee. After screening and age verification, customers will be allowed facility access by the receptionist via access control buttons hardwired under the intake desk and connected to the main facility entrance, door to the waiting area, and door to the limited access Sales Floor/Retail Area. All other doors in the facility will require keycard and/or access codes to unlock. In accordance with RAC Section 21a-421j-9, all authorized non-customer facility visitors will be required to sign a visitor log, wear a visitor ID badge, and be escorted by an employee at all times.

Please note that access control systems limit ingress to the facility and limited access areas, but always allow for quick emergency egress. No one will ever be locked inside Ayr's facility and unable to exit in the event of an emergency or evacuation procedure.

Additionally, please note that Ayr will closely collaborate with local law enforcement to ensure overall security and legal compliance of the business operations, as well as safety of the staff, customers, and surrounding community. The specifics of the Ayr safety and security measures will be further detailed in robust plans and Standard Operating Procedures (SOPs), which are subject to approval of the Department of Consumer Protection prior to beginning operations.

Inventory Management

In accordance with RAC Section 21a-421j-4, Ayr will conduct an initial comprehensive inventory of all cannabis at the establishment and will establish ongoing inventory controls and procedures for strict inventory management. Ayr's inventory management procedures will be designed to both prevent and detect diversion, theft, or loss in a timely manner.

Ayr's licensed cannabis retailer establishment will use an integrated Inventory Management and Point of Sale (POS) System to track and report on all cannabis inventory data, track customer sales, conduct recordkeeping, and enforce regulatory compliance with built-in tools to safeguard against selling to minors, selling over purchase limits, or other non-compliant activities. In compliance with RAC Section 21a-421j-5, Ayr's inventory management system will integrate



with the state’s approved Cannabis Analytic Tracking System through an Application Programming Interface (API), which will conduct real-time reporting on all inventory and sales data to reduce the risk of diversion, loss, and theft while maintaining the integrity and safety of cannabis items as they move through the supply chain. Ayr’s Inventory Manager will be responsible for the compliant implementation and operation of the Cannabis Analytic Tracking System, including but not limited to system registration, users and uses, data points and information entry, system outages, and reconciliations.

Inventory Intake

Ayr will only receive and accept shipments of cannabis items from other licensed and compliant cannabis establishments in Connecticut, including producers, cultivators, micro-cultivators, product manufacturers, and food and beverage manufacturers. During business hours, shipments of cannabis inventory will be received through a designated Employee/Vendor entrance. The Inventory Manager will control access to this entrance using the access control system and will monitor all intake procedures.

Inventory intake at Ayr will only be conducted for previously scheduled and approved shipments that are fully packaged, labeled, compliant, and ready for final sale. Intake will only take place in designated loading/unloading areas under video surveillance on the licensed premises – never outside of the facility or in common areas accessible by unauthorized employees or visitors.

In accordance with RAC Section 21a-421j-15, all deliveries will be received under the direct supervision of a key employee, who will be present to accept the delivery. When a scheduled shipment of cannabis items arrives onsite, the Inventory Manager inspects the items to ensure they reflect the approved shipment details, have passed all state testing, meet all standards of quality, and have not exceeded their expiration or sell-by date. Any unscheduled, non-compliant, or defective/adulterated shipments will be rejected.

Inventory Storage

After accepting cannabis shipments, Ayr’s Inventory Manager will immediately transfer the items to secure storage in the Vault and ensure that all items taken into custody are tracked in the state’s inventory tracking system as well as the internal Inventory Management and POS System. When Ayr is closed, the cannabis inventory will remain secured in the Vault at all times, which will only be accessible to key employees with a specific related job function.

During business hours, a select number of display items will be transferred to the Sales Floor/Retail Area for display in secured, locking cases that are only accessible to authorized staff. Additionally, that day’s “working inventory” will be counted and transferred to the Inventory Control Room and/or behind the sales counter in secured storage areas not accessible to customers or authorized visitors. The working inventory is the amount of cannabis items normally dispensed during a day of operations, which will only be accessible to authorized Sales



Associates or key holding managers fulfilling customer orders. At the end of each business day, all cannabis items will be counted and returned to the Vault for secure storage overnight.

Cannabis Waste Management

Cannabis waste will be handled separately than normal waste and recycling streams in alignment with state cannabis waste requirements. In accordance with RAC Section 21a-421j-3, Ayr will dispose of undesired, excess, unauthorized, obsolete, adulterated, misbranded, or deteriorated cannabis in a form and manner prescribed by the commissioner. As approved, Ayr will destroy and dispose of cannabis by destroying the product, rendering it unusable, securely storing, and then disposing the cannabis waste in partnership with an approved waste hauler. The Inventory Manager will be responsible for creating and maintaining a written record of the waste disposal and updating the inventory management and POS systems. The cannabis waste records will include the date and time of disposal; the reason for and manner of disposal; the type and quantity of cannabis disposed of; and the name and signature of the person disposing of the cannabis and any other persons present during the disposal as applicable.

Recordkeeping, Signage & Reporting

Ayr will implement comprehensive recordkeeping procedures to ensure the compliant organization of all relevant company records, both hard copy and electronic format. All employees will be authorized and responsible for business recordkeeping, and will use the inventory management and POS systems and other appropriate software to generate and maintain records as relevant to their job functions.

In compliance with RAC Section 21a-421j-6, Ayr will maintain a complete set of all records necessary to fully show the business transactions related to cannabis for no less than the current tax year and the three immediately preceding tax years. All records will be maintained in an auditable format and made immediately available for inspection and review upon request by the commissioner. Ayr's operational, business, and other cannabis retailer records will be stored in locking cabinets in the Manager's Office or on secure servers in the IT/Server Room.

Additionally, Ayr's licensed retail establishment will follow all required posting and signage requirements in accordance with RAC Section 21a-421j-15, including but not limited to licenses, registrations, permits that will be properly posted in public view. Hours of operation will be posted at all entrances and on the business website; prices will be made available online and conspicuously displayed at the establishment.

In accordance with RAC Section 21a-421j-2, Ayr will immediately notify the department in writing upon becoming aware of any reportable event, including but not limited to diversion, theft, loss, adulteration, or unauthorized destruction of any cannabis or related records. The event will be properly documented within twenty-four hours of providing notice. Any security



incidents will be reported no later than the following business day, and corrective measures taken will be reported within ten days.

Cannabis Product Compliance

Ayr's licensed cannabis retailer establishment will provide a variety of cannabis products that include different form factors, consumption methods, quality levels, and price points. In order to provide a wide range of options and price points for consumers, Ayr will stock and supply a wide variety of cannabis products, with prices that reflect various quality grades, product profiles, and consumer preferences. Ayr will work to source and provide access to low dose THC products and high-dose CBD products for customers, to provide the widest possible product selection.

Ayr will only intake cannabis products that meet product and packaging requirements in accordance with RAC Section 21a-421j-32 and labeling requirements in accordance with RAC Section 21a-421j-33. Ayr's Inventory Manager will ensure that all cannabis products accepted into custody meet all serving size, package size, dosing delineation, and total THC requirements as well as all packaging requirements. Prior to selling and transferring cannabis products, Ayr will ensure that each item is clearly labeled with a unique identifier generated by the Cannabis Analytic Tracking System, required product details such as name and expiration date, warning statements, unobscured department symbols 'Contains THC' and '21+', the extended content label via QR code, and any other required labels.

Traditional Customer Experience

Ayr customers will be guided through the establishment via an orchestrated flow of intake procedures, interactions with Sales Associates, purchasing procedures, and exit through the security vestibule. Ayr Sales Associates will be trained to provide information to customers regarding the possession and use of cannabis both at the establishment and online via the business website, as approved by the commissioner in accordance with RAC Section 21a-421j-15. Ayr's traditional customer experience and flow will take place as follows:

1. Upon entering the secure Screening Area/Entrance Vestibule, a customer will be greeted by a Receptionist, who will verify the customer's age, identity, and government-issued photo identification to ensure that no underage person is allowed unauthorized access to the licensed premises. The Receptionist will scan the ID using the POS system and a dedicated Age Verification ID Scanner located on the front desk. Once all information has been verified, the customer will be permitted to enter the secure Waiting Room. The Receptionist will grant access using a buzzer connected to the door controls of the access control system.
2. Once checked in, the customer will remain in the Waiting Room until a Sales Associate is free to provide individualized service. Once ready, the customer will be buzzed into the Sales Area/Retail Floor, where the Sales Associate will assist in product selection. To



ensure compliance, safety, and superior customer service, at least two Sales Associates will be physically present in the Sales Floor/Retail Area at all times when customers or visitors are present. All sales of cannabis items will only take place within the Sales Floor/Retail Area.

3. After entering the Sales Area, the customer will be directed to a Sales Associate at a POS station. The Sales Associate will use an internal standardized consultation protocol to obtain information about the customer's consumption experience and preferences. The Sales Associate will then use the information gathered to tailor education, discussion, and product suggestions based on each customer's goals. Secured, locking display cases at each POS station and additional display shelves behind the sales counter (only accessible to Sales Associates) will allow customers to peruse available products without unauthorized access to cannabis products.
4. Once the customer has selected products for purchase, the Sales Associate will retrieve the products from the working inventory and facilitate the transaction at a POS station. Sales Associates will ring up the products using Ayr's POS system, which will be integrated with the state's tracking system. The integrated POS system will be designed to ensure operational compliance and will flag compliance concerns and alert Sales Associates, such as if the customer has reached daily sales limits.
5. Once items have been rung up, the Sales Associate will conduct a final ID check to ensure the age and identity of the customer is compliant. All Ayr customers will be required to show their identification at the time of purchase prior to the sale and dispensing of cannabis items.
6. After the sale has been completed, the Sales Associate will place all cannabis items in an opaque exit bag before handing them to the authorized customer to be carried out of the store via the secure Exit Vestibule. The easily identifiable exit bag also allows staff to monitor customers exiting the establishment.
7. After concluding the transaction, customers will exit via the security vestibule. Customers will not be permitted to loiter in the parking lot or on the property.

Online Pre-Order Customer Experience

Ayr customers will also be able to pre-order items online via the business website and integrated online menu, which will interface with the inventory management and POS system to process and manage pick-up orders through a streamlined customer flow. Customers will always be encouraged to use this process. Pre-orders will be packed from the working inventory in the Inventory Control Room, and then moved to the designated pre-order secured storage area behind the sales counter and organized by designated pickup windows of fifteen minutes. There will be a dedicated POS station for pre-orders to ensure an efficient pick-up process. Ayr's pre-order customer experience and flow will take place as follows:



1. The integrated online menu will allow customers to build and place an order for same day pick-up via an online shopping cart in compliance with state purchase limits. As part of that process, customers will be required to create a profile that provides all legally required information, which may include name, date of birth, address, contact information, and a photograph of the valid government-issued identification card. In accordance with RAC Section 21a-421j-18, Ayr will only collect the information necessary to complete the transaction, will only use such information for the purpose of completing the transaction, and will take reasonable steps to ensure that confidential information security measures are implemented.
2. After building an order and creating a customer profile, customers will select the “Proceed to Checkout” option where they will complete the purchase and select a preferred pickup time from a drop-down menu. Customers will be able to select one of the designated fifteen minute pickup windows available during business hours. Please note that these pickup windows will be scheduled and managed in alignment with the establishment’s capacity.
3. Once the order is placed, the customer will receive a message stating, “Your Ayr order has been confirmed and is being prepared. Your selected pickup time is today between XX:XX - XX:XX.” When the order has been filled and is ready for pickup, the customer will receive a text confirmation stating, “Your Ayr order is ready to be picked up today between XX:XX - XX:XX. We’ll see you then!”
4. When arriving at the establishment, the outside greeter or receptionist will be trained to ask the customer if they have placed a pre-order. If yes, the customer will be fast tracked through reception for check-in and then to the pre-order POS station for an efficient pick-up process, while still following all age and identity verification processes to ensure compliance. Customers will be required to show their text confirmation at check-in.
5. At the pre-order POS station, the Sales Associate will confirm the customer’s order and ensure correct items were included by conducting a visual verification of the items against the POS system order details. After confirming the accuracy of the order, the Sales Associate will conduct the final ID check to ensure the age and identity of the customer is compliant and then ring up the purchase.
6. Once the purchase is complete, the Sales Associate will provide the order in an opaque exit bag to the authorized customer to be carried out of the store via the secure, one-way Exit Vestibule. Customers will not be permitted to loiter in the parking lot or on the property.

Good Neighbor Policies

Ayr understands that cannabis businesses have an obligation to the health and wellbeing of our customers, the neighborhood, and the broader community. As such, Ayr is committed to being a good neighbor and good corporate citizen, which requires a direct relationship with not only



local officials but also with residents, other vital community stakeholders, and public safety leaders.

In order to be the best possible neighbor, Ayr will proactively engage with our surrounding neighborhood in order to anticipate, mitigate, and respond to any potential complaints. Additionally, Ayr's best practices and strict operational procedures will ensure that our cannabis business operates in a manner that does not adversely affect the health or safety of nearby properties and surrounding communities through the creation of any potential negative impacts. Proper business management ensures that such issues do not arise, which is encapsulated in the Ayr Good Neighbor Policies. These good neighbor policies include, but are not limited to, the following measures:

- Create a safe exterior environment through design and site management.
- Manage parking and traffic to negate impacts to surrounding areas.
- Enforce appropriate customer behavior outside the facility and in adjacent areas.
- Provide direction via posted notices and customer educational materials that clearly communicate good neighbor policies.
- Provide the contact information for Ayr personnel responsible for community relations and issue mitigation, who will immediately address and respond to any complaints or other feedback.
- Be a benefit to surrounding parcels by securing and maintaining the premises in a clean and orderly fashion.

Preventing Diversion

One of the most important aspects of Ayr's operations will be preventing the diversion of cannabis products through strict operational controls. Ayr will implement rigorous training on security and inventory management procedures to ensure strict control of all cannabis items to prevent any diversion to youth or other unauthorized persons.

Ayr's diversion prevention best practices include the following policies and procedures:

Security staff will continuously monitor and regularly spot-check other employees, authorized visitors, and customers on security surveillance monitors.

The Inventory Manager will lead semi-weekly audits, selecting high risk moments (such as during cash handling) to review archived camera footage and records.

Throughout the chain of custody, every unit of cannabis product will be tracked using the Inventory Management and POS System, which integrates inventory tracking, order management, and sales information into a single database that reports to the state's Cannabis Analytic Tracking System for additional oversight and product security.

Lead Sales Associates will be given the chain of custody for cannabis items being moved to and from the Sales Floor/Retail Area, and will be required to count and log the



quantity and/or weight of all units at the beginning and end of each day. Counts will be monitored using two-party verification; any discrepancies will be immediately reported.
Locking, enclosed display cases will be used on the Sales Floor/Retail Area, accessible only to authorized staff from limited access employee areas, with full video monitoring and glass break detectors.
Downward viewing cameras will be placed above each POS station, which contain locking cash drawers with unique keys only accessible to authorized managers.
The Vault will be outfitted with a cash safe and one-way drop portal that will be used throughout the day to pull and secure cash onsite.
Every room that contains cannabis in any form will be a locked, surveilled, secure area requiring electronic access for employee entry and security verification and approval for authorized visitors under constant supervision.
Each customer's age and identity will be verified before being permitted access to the licensed facility to purchase cannabis products.
Employees who discover evidence of theft or diversion will be required to bring the matter to immediate attention of senior management, who will then: <ul style="list-style-type: none">○ Immediately stop any work from proceeding that may hinder an investigation;○ Assemble and review all relevant records, interview all who may be involved, and conduct an investigation;○ Within 24-hours, create an internal report of investigation findings, a plan of correction, and submit to the appropriate state and/or local authorities; and○ Amend operating procedures to mitigate against an incident repeat.

Conclusion

As detailed above, all aspects of Ayr's licensed cannabis activities will be implemented and managed through strict operational procedures in compliance with local and state rules, regulations, and laws to ensure the safe access to adult-use cannabis while also preventing diversion and other non-compliance. These operations have been designed to ensure Ayr becomes an active and engaged supporter of the local community while operating as a pristine example of regulatory compliance and corporate responsibility.

This document has provided a brief overview and summary of Ayr's best practices and operational standards for the licensed cannabis retailer establishment. Given the abbreviated nature of this operational overview, more detail on any component of operations can be provided as requested.