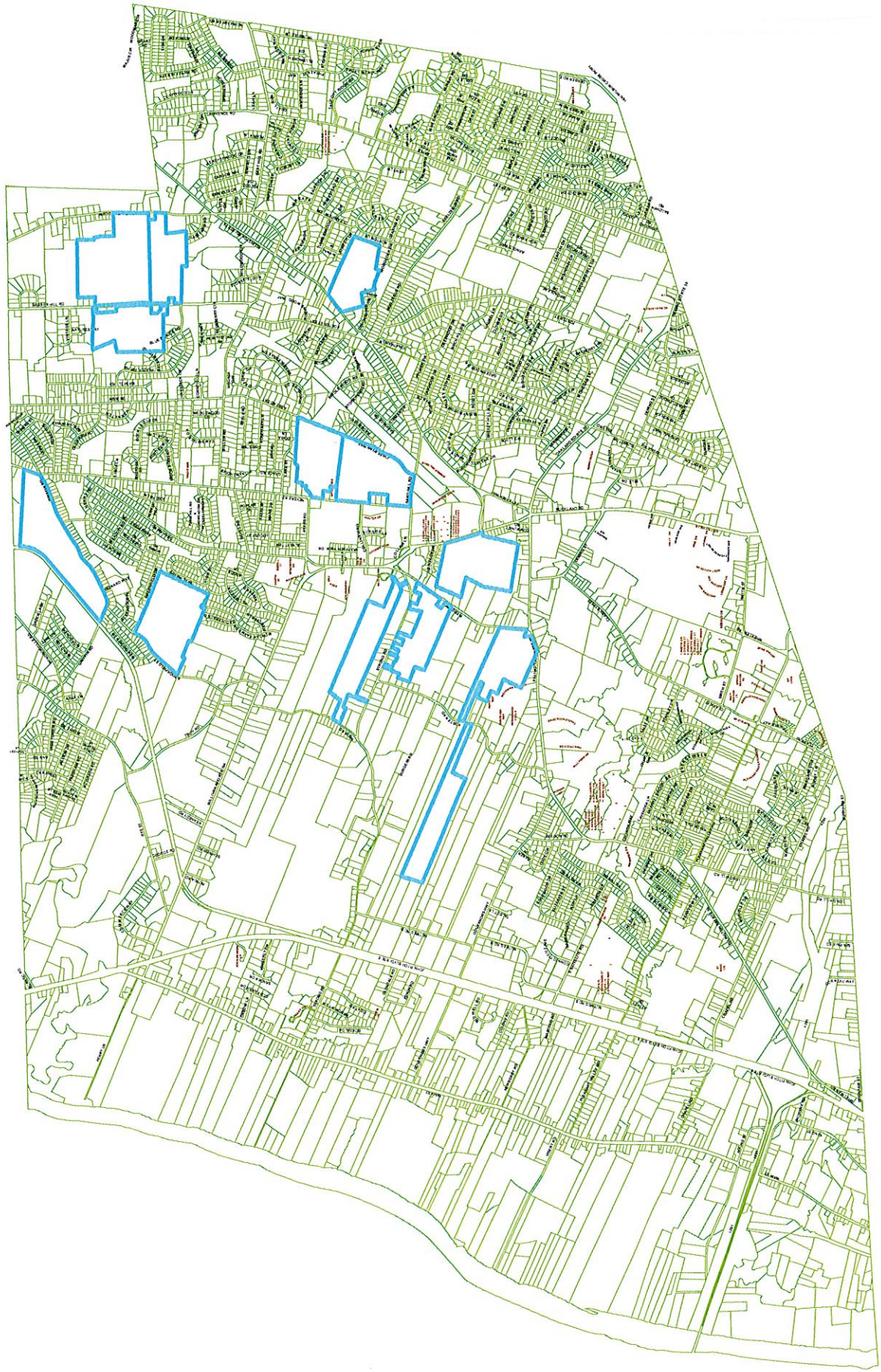
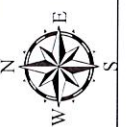


EXHIBIT A



Properties > 50 acres in Rural Residential Zone

1 inch = 4,329 feet



The information on this map is derived from the GIS data provided by the City of San Diego. The data provided is for informational purposes only and is not intended to be used for any other purpose. The City of San Diego is not responsible for any errors or omissions in this map and does not warrant the accuracy or completeness of the information shown on this map or any other map or product. It is advised that users of this map should consult the City of San Diego's GIS website for more information and to verify the accuracy of the information shown on this map.





REM_GIS_ID	REM_OWN_NAME	ADR_LOCN	LND_U	LND_ZONE	PRC_TTL_LND_ARE
07800244	DZEN PROPERTIES LLC	✓ 244 BARBER HILL ROAD	AC	RR	57.94
07800275	DZEN JOHN D JR & JENNIFER M	✓ 275 BARBER HILL ROAD	AC	RR	65.42
14700124	MBS GRAHAM LLC	124 BROOKFIELD STREET	AC	RR	84.7
30302535	CARINO JUDITH M TR	✓ 2535 ELLINGTON ROAD	AC	RR	52.8
33300239	FOSTER ROAD ASSOCIATES LLC	✓ 239 FOSTER ROAD	AC	RR	55
39000516	FIVE S GROUP INC	✓ 516 GRIFFIN ROAD	AC	RR	108.3
62400150	SOUTH WINDSOR TOWN OF 41	✓ 150 NEVERS ROAD	AC	RR	75.25
62400150	SOUTH WINDSOR TOWN OF 41	20 NEVERS ROAD	AC	RR	75.25
62400150	SOUTH WINDSOR TOWN OF 41	55 CHIEF RYAN WAY	AC	RR	75.25
62400220	SOUTH WINDSOR TOWN OF 41	✓ 220 NEVERS ROAD	AC	RR	57
63600311	SOUTH WINDSOR TOWN OF 8	✓ 311 NIEDERWERFER ROAD	AC	RR	117
71400049	DEWINTER JANE TR ETAL	✓ 49 PIERCE ROAD	AC	RR	58.95
87000878	MCDONALD BONNIE	✓ 878 STRONG ROAD	AC	RR	62.86
87001047	SNOW BRUCE J TR	✓ 1047 STRONG ROAD	AC	RR	54.31
87301407	SOUTH WINDSOR TOWN OF 41	✓ 1407 SULLIVAN AVENUE	AC	RR	72.56
<b>Count:</b>	<b>15</b>				

**Section 21a-XXX-7. Cannabis Establishment Minimum Security Systems and Equipment Requirements.**

(a) All cannabis establishments shall have a security system to prevent and detect diversion, theft and loss of cannabis utilizing commercial grade equipment, which shall, at a minimum, include:

- (1) A perimeter alarm;
- (2) A motion detector, or multiple motion detectors, as necessary to adequately detect unauthorized presence in the establishment;
- (3) Video surveillance cameras recording at all times and in all areas that may contain cannabis and at all points of entry and exit, which shall be appropriate for the normal lighting conditions of the area under surveillance, including night vision in an absence of lighting. The cannabis establishment shall direct cameras at all approved safes, approved vaults, dispensing and sale areas, and any other area where there is cannabis. At entry and exit points, the cannabis establishment shall angle cameras so as to allow for the capture of clear and certain identification of any person entering or exiting the establishment and areas where cannabis is stored. Additional video surveillance requirements include:

- (i) Video surveillance recordings shall be made available for immediate viewing at the direction of the department and shall be retained for at least thirty days. If a cannabis establishment is aware of a pending criminal, civil or administrative

investigation or legal proceeding for which a recording may contain relevant information, the cannabis establishment shall retain an unaltered copy of the recording until the investigation or proceeding is closed or the entity conducting the investigation or proceeding notifies the cannabis establishment that it is not necessary to retain the recording; and

- (ii) All video surveillance recording shall (1) be equipped with the ability to immediately produce a clear color still image that is a minimum of 9600 dpi from any camera image (live or recorded) with the date and timestamp, synchronized and set correctly, embedded on all recordings in such a way as to not materially obscure the picture, and (2) allow for the exportation of still images in an industry standard image format, which may include .png, .jpg, .bmp, and .gif. Exported video shall have the ability to be saved in an industry standard file format that can be played on a standard computer operating system, and archived in a proprietary format that ensures authentication of the video and guarantees that no alteration of the recorded image has taken place. A cannabis



establishment shall erase all recordings prior to disposal or sale of the establishment except for any recording retained in accordance with subsection (a)(3)(i) of this section.

- (4) A duress alarm[, which for purposes of this subsection means] with a silent security alarm system signal generated by the entry of a designated code into an arming station in order to signal that the alarm user is being forced to turn off the system;
- (5) A panic alarm[, which for purposes of this subsection means] with an audible security alarm system signal generated by the manual activation of a device intended to signal a life threatening or emergency situation requiring a law enforcement response;
- (6) A holdup alarm[, which for purposes of this subsection means] with a silent alarm signal generated by the manual activation of a device intended to signal a robbery in progress;
- (7) An automatic voice dialer, which for purposes of this [subsection] subdivision means any electrical, electronic, mechanical, or other device capable of being programmed to send a prerecorded voice message, when activated, over a telephone line, radio or other communication system, to a law enforcement, public safety or emergency services agency requesting dispatch;
- (8) A failure notification system that provides an audible, text or visual notification of any failure in the security system. The failure notification system shall provide an alert to the cannabis establishment, and at least one key employee thereof, within five minutes of the failure, either by telephone, email, or text message;
- (9) The ability to remain operational during a power outage; and
- (10) A back-up alarm system that shall detect unauthorized entry during times when no employees are present at the establishment and that shall be provided by a company

supplying commercial grade equipment, other than the company supplying the primary security system.

- (b) In addition to the security and equipment requirements set forth in subsection (a) of this section, producers, cultivators and micro-cultivators that maintain an outdoor grow shall maintain additional security and operational requirements for such operations to ensure access is limited to authorized persons. Such additional requirements shall include:

- (1) A fence surrounding the perimeter of the outdoor operation that is not less than twelve feet in height, constructed of nine gauge or lower metal chain link, or similarly secure material approved by the department, and screened in a way to fully obscure the view from outside of the fenced area;

- (2) All points of ingress and egress shall (i) be illuminated by at least a twenty-foot radius of lighting, which shall be continuously lit or activated by motion sensor,(ii) have video surveillance that captures at least a twenty-foot radius from the point of ingress or egress, and (iii) be secured by commercial-grade locks; and
- (3) All lighting shall be shielded and downward casting to limit outward light- emittance, and artificial grow lighting shall only be used to maintain immature plants and vegetative mother plants.

\_[b](c) A cannabis establishment shall keep all security equipment in good-working order and test such equipment not less than two times per year. A cannabis establishment shall maintain a log of all equipment testing and the dates thereof.

[c](d) A cannabis establishment shall maintain all security system equipment and recordings in a secure location so as to prevent theft, loss, destruction and alteration, and limit access to persons that are essential to surveillance operations, law enforcement agencies, security system service employees, the department and others approved by the commissioner. A cannabis establishment shall maintain a current list of authorized employees and service personnel that have access to the surveillance room. A cannabis establishment shall keep all on-site surveillance rooms locked and shall not use such rooms for any other function.

[(d) A cannabis establishment shall keep the outside perimeter of the cannabis establishment premises well-lit at all times.]

(e) The department may waive, in writing, a specific security requirement set forth in this section or Section 21a-XXX-8 of these Policies and Procedures, if a cannabis establishment submits a request for exception, in writing, which request (i) proposes other safeguards determined by the department to be an adequate substitute by ensuring equal or greater protection of public health and safety, and (ii) shall be approved or denied in the department's discretion based \_\_\_\_\_ on the potential for product diversion, theft, criminal activity, or an adverse impact on safety.

(f) The department may require additional safeguards and security measures for the purpose of protecting public health and safety, including, but not limited to, a supervised watch person

service, if a cannabis establishment presents special security issues, such as an inventory of cannabis materially exceeding that permitted under subsection (a)(1) of section 21a-XXX-8 of these Policies and Procedures, exposed handling of cannabis or unusual vulnerability



to diversion, theft or loss, or reasonable suspicion of criminal activity on or around the establishment or premises.

**Section 21a-XXX-8. Cannabis Establishment Minimum Security Procedures.**

(a) A cannabis establishment shall:

- (1) Not produce, manufacture or maintain cannabis in excess of the quantity required for normal, efficient operation;
- (2) Store all cannabis in an approved safe or approved vault, and in such a manner as to prevent diversion, theft, loss, adulteration or access by unauthorized persons, provided that a hybrid retailer, retailer or dispensary facility may store a reasonable daily amount of cannabis in a securely locked cabinet or drawer during hours of operation;
- (3) Securely lock any cannabis undergoing a production or manufacturing process that cannot be completed before the end of a business day, inside an area that affords adequate security, provided that if a delivery service or transporter is unable to deliver cannabis, the delivery service or transporter shall return the cannabis in accordance with section 21a-XXX-39(j).
- (4) Maintain all cannabis in a secure area or location within the establishment accessible only to specifically authorized employees, which shall include only the minimum number of employees essential for efficient operation;
- (5) Keep all approved safes, approved vaults, cabinets and drawers, or any other approved equipment or areas used for the production, cultivation, harvesting, processing, manufacturing or storage of cannabis, securely locked or protected from entry, except for the actual time required to remove or replace cannabis;
- (6) Keep all locks and security equipment in good working order;
- (7) Provide keys, including electronic keys and key cards, or assign unique security measures, such as combination numbers, passwords or electronic or biometric security systems only to specifically authorized employees as necessary for normal, efficient operation, and maintain a log of all key holders, as well as the security measures and the assigned employee;
- (8) Collect keys from and deactivate unique security measures assigned to an employee at the time such employee ceases to be an employee of the licensee, is suspended, or ceases to have authorization to possess such keys or unique security measures.
- (9) Not allow keys, or other security measures to be accessible to persons other than the specifically authorized employee to which they are assigned; and

- (10) Post a sign at all points of access to any area containing cannabis, including a room with an approved safe or approved vault, which sign shall be a minimum of twelve inches in height and twelve inches in width which shall state: "Do Not Enter – Access Limited to Authorized Employees Only" in lettering no smaller than one inch in height.
- (11) [Maintain] If a retailer, hybrid retailer, dispensary facility, or micro-cultivator, maintain a secure cannabis return location for undeliverable cannabis that (i) is accessible from the exterior of the establishment in a manner that secures the cannabis inside of the establishment in a locked container located in a restricted area once deposited, (ii) is accessible for the deposit of undeliverable cannabis at all times, (iii) is only accessible from the interior of the establishment by key employees, and (iv) safeguards its contents and the quality thereof.
- (b) A producer, cultivator, micro-cultivator, product manufacturer, food and beverage manufacturer and packager shall maintain a log of each instance of an employee accessing a restricted area in which unpackaged cannabis is stored.
- (c) A cannabis establishment shall keep its establishment securely locked and protected from entry by unauthorized persons at all times, and maintain all phases of cannabis production in a manner not visible from a public place without the use of optical aids, such as binoculars and aerial vehicles. [(d) The department may require additional safeguards, including, but not limited to, a supervised watchperson service, if an establishment presents special security issues, such as an inventory of cannabis materially exceeding that permitted under subsection (a)(1) of this section, exposed handling or unusual vulnerability to diversion, theft or loss, or reasonable suspicion of criminal activity on or around the establishment or premises.]
- [(e) If diversion, theft or loss of cannabis has occurred from an establishment, the commissioner may require additional storage and security safeguards to ensure the security of the cannabis and protect public health and safety.]
- [(f)](d) Any cannabis stored not in compliance with the act and sections 21a-XXX-1 to 21a-XXX-40, inclusive, of these Policies and Procedures, or at a location other than the establishment for which the license was issued, shall be subject to embargo or seizure by the department in accordance with section 21a-96 of the Connecticut General Statutes.
- [(g) The commissioner may waive a specific security requirement set forth in this section if a cannabis establishment proposes in advance other safeguards determined by the department to be an adequate substitute.]

[(h)] (e) Except as provided in section 21a-XXX-9 of these Policies and Procedures, no person shall be allowed access to any restricted area within an establishment containing cannabis,

other than members of the department and law enforcement in performance of governmental duties, and laboratory employees and employees of the establishment whose responsibilities necessitate access to the area containing cannabis, and then for only as long as necessary to perform the such duties and responsibilities.



**From:** Aaron Carbone via Town of South Windsor CT <[cmsmailer@civicplus.com](mailto:cmsmailer@civicplus.com)>  
**Sent:** Sunday, May 22, 2022 11:18 PM  
**To:** Lipe, Michele <[Michele.Lipe@southwindsor-ct.gov](mailto:Michele.Lipe@southwindsor-ct.gov)>  
**Subject:** [External]Form submission from: Minutes and Agendas Comment Form

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Submitted on Sunday, May 22, 2022 - 11:17pm  
Submitted by anonymous user: 70.172.147.50  
Submitted values are:

Subject: Planning and Zoning Commission  
==Please provide the following information==

Your Name: Aaron Carbone  
E-mail: [acpcccjc@aol.com](mailto:acpcccjc@aol.com)  
Phone Number: 8606446222

==Address==

Street: 45 Valley View Drive  
City: South Windsor  
State: Connecticut  
Zipcode: 06074

Minutes or Agendas? Agendas

Comments:

FOR: Tuesday, May 24, 2022 Planning & Zoning Commission meeting

MY NAME IS AARON CARBONE. MY FAMILY AND I HAVE LIVED IN SOUTH WINDSOR FOR OVER 35 YEARS. OUR CHILDREN WENT THROUGH THE TOWN'S SCHOOL SYSTEM. OUR SCHOOLS HAD THE "DARE" PROGRAM, WHICH TAUGHT KIDS TO "JUST SAY NO TO DRUGS." NOW WE NEED TO "JUST SAY NO"!

I COACHED SPORTS IN SOUTH WINDSOR FOR SOME 30 YEARS AND ALWAYS TOLD KIDS "DON'T DO DRUGS." ARE WE NOW SENDING A MESSAGE THAT IT'S OKAY? MARIJUANA IS A GATEWAY DRUG THAT LEADS TO OTHER DRUGS - AND WE'RE IN THE MIDDLE OF AN OPIOIDS CRISIS! IT'S DANGEROUS, AND WE CAN'T EVEN ADEQUATELY POLICE IT!

I DON'T CARE WHAT OTHER TOWNS ARE DOING. WE NEED TO BE LEADERS; NOT FOLLOWERS! IF PROSTITUTION WERE LEGALIZED, WOULD YOU ALLOW A WHOREHOUSE IN SOUTH WINDSOR? IF ANOTHER TOWN'S POLIITICIANS WERE TO JUMP OFF A BRIDGE, WOULD SOUTH WINDSOR'S FOLLOW?

CERTAINLY THERE ARE THOSE ON THE COMMISION WHO KNOW OF SOMEONE WHO HAS BEEN AFFECTED BY DRUG USE. YOU KNOW IT'S HARMFUL IN MANY WAYS.

THE CONNECTICUT LAW LEGALIZING RECREATIONAL MARIJUANA SHOULD BE REPEALED. THE USE, SALE, OR DISTRIBUTION OF MARIJUANA IS AGAINST FEDERAL LAW. ARE YOU WILLING TO RISK THE POTENTIAL LOSS OF FEDERAL FUNDS TO OUR SCHOOLS?

IT WOULD BE A DISGRACE TO CONDONE RECREATIONAL MARIJUANA IN SOUTH WINDSOR.