

STASH FARM LLC

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September 29, 2022

TO: City of Burlington, Zoning Administration.

Today, I submit to you my application for a Home Occupation Business permit. This is one of many steps that came before, and with more to follow, that I hope gets me closer to establishing and building my business, Stash Farm LLC.

I thought it might be helpful to tell you a little bit about my long term vision for Stash Farm LLC. I want Stash Farm to represent what is great about both Vermont and cannabis. My dream is a vertically integrated business that involves agriculture, hospitality, tourism and cannabis. I imagine a small farm, an inn, a cafe, event venue, and cannabis cultivation, all connected, operating together, supporting each other and the local community. A place where people can come and enjoy everything our state has to offer, nature, recreation, great food, art, events, community, and soon the best quality craft cannabis in our country. On the farm we will grow vegetables and raise animals that can supply the cafe, run by my amazing and talented wife, Jillian, a professional chef. The waste from the farm and cafe can be used to create compost and worm castings, which will feed the cannabis. I picture a beautiful country inn, gardens and grounds that will attract events like weddings, retreats, reunions and other gatherings. I realize that right now I am a long way from that place described above, but anything I can achieve between here and there, I will consider to be a great success.

Like with any endeavor, it needs to start somewhere. And Hopefully that place will be at my home in Burlington, But I anticipate being able to expand the business and move into a larger commercial space within 1-3 years. I have developed my vision into a business plan and I have shared that with a handful of possible investors and partners. And I have a couple of very seriously interested people. One is a local business man, who just wants me to show proof of my cultivation skills and to see how the market plays out for a year or so before he decides to invest in a bigger project. Another is a friend who went to college here in Vermont, now works in the financial industry, and similarly just needs more time to see how the industry develops. Starting this business at my house is not ideal, few things ever are, but it is what I have now to work with. The time to secure a license and establish myself in the industry is now. For me this is a stepping stone that will get me closer to my dream business.

Thank you for taking the time to consider my application. I will always be open to your questions and feedback during this process.

Sincerely,

Kennet Dall



Department of Permitting and Inspections

645 Pine Street
Burlington, VT 05401-8415
Phone: (802) 865-7188

www.burlingtonvt.gov/dpi

Home Occupation Application Questionnaire

Use this checklist for all applications for a home occupation - See Sec. 5.4.6 of the Zoning Ordinance. This questionnaire is provided to summarize details and is required to accompany a zoning permit application form and required fee (for either administrative approval or conditional use review).

Please note:

1. The specific requirements for home occupations can be found in Section 5.4.6 of the Comprehensive Development Ordinance which is available in its entirety on our website at www.burlingtonvt.gov/PZ 2. A 'Business Personal Property Registration Form' may be required to be submitted to the Assessors Office. This form is available at www.burlingtonvt.gov/assessor/businesses

Name of Business Proposed: Stash Farm LLC.

Type of Business Proposed: Tier 1 indoor cannabis cultivation.

Provide a detailed description of the proposed Home Occupation such as: activities involved; materials and equipment used; quantities of materials and equipment stored on-site; methods of operation; hours of operation. This may be done on a separate piece of paper and attached.

Stash Farm LLC.

Overview of Operations Plan

Stash Farm LLC is state approved for a tier one indoor cultivation license, and will be operating on a very small scale during this beginning phase of the business. I am approaching this phase of the business as a time of some research and development, establishing the brand, gaining experience and knowledge in the industry, and hopefully saving money and or attracting investors. I hope to expand the business and move into a larger facility within year 2 or 3. Also during this phase I will be the sole proprietor. I will not have any other employees.

A licensed Tier One indoor cultivator, has a canopy cultivation limit of 1000 sq ft., but during this phase of the business I plan on only using 150-200 sq ft of space to cultivate. About another 50 sq ft or less will be used to dry the cannabis as needed. At most another 50 sq ft will be used for processing, packaging and temporary storage of

cannabis flowers. And perhaps another 25 sq ft will be used at times to store production materials, equipment and waste(until properly disposed.) All production activity will take place in the 800 sq ft basement of my home. I will likely conduct my book keeping and other administrative work in a spare bedroom. Finished cannabis flowers will be packaged securely according to state guidelines and then brought to licensed wholesalers, retailers and or manufacturers, for sale.

I will be following all security measures required for cultivators, spelled out by state laws. All doors and windows to the basement will remain locked at all times and or all doors and windows of the home will remain locked. There are only 2 small windows in the basement and one door that is accessible from inside the house. Also all areas where cannabis production takes place will have security cameras. The only people who will have access to the production area will be myself and my wife, and then maybe contractors who might need access to the basement to service such things as the furnace or water heater as needed. There are state guidelines for recording how and when service providers access cannabis businesses. As a general rule I will not be telling anyone I do not have to tell that I will have a cultivation business at my home.

The cultivation of cannabis will occur in specially designed grow tents, approximately 5' x 10' x 7' or slightly smaller in size. These light tight tents are necessary to provide the cannabis the correct light cycle needed in order for it to produce flowers, Most larger operations would build out rooms within a space that would do the same job. The drying and curing of the cannabis will take place in a similar tent also specifically designed for this purpose. I will be using energy efficient LED grow lights that are designed for indoor cultivation of plants. Small fans will circulate and exhaust the air within the tents. Carbon based filters attached to exhaust fans will purify and cleanse the air of odor. And I will use a typical home size dehumidifier to control moisture levels in the basement. None of this equipment will create any noise, odors or vapors that will be detectable outside the immediate area of the basement let alone the house. Years and years of underground cultivation has created an industry of technology that was designed to conceal indoor cannabis cultivation from everyone.

I will be using an all organic living soil to grow the plants. The basic concept of living soil is to create a close to ideal soil that mimics soil environments found in nature. There are many advantages to using these techniques. First and foremost is that it creates an all organic, fragrant and delicious product. Also living soil is regenerative, the growing media can just be used over and over again for many many years before it exhausts its potency. Living soils, unlike some methods like hydroponics, creates little to no waste. I will not need to throw out or clean grow media after every harvest. All the plants needs to grow will be contained in the soil so I will need only very small amounts of

supplemental nutrients, which means I will not need to constantly buy and store fertilizers and nutrients. I will only need to water the plants regularly. Almost all materials needed for a living soil production are used and built at the beginning of the cultivation. I will only add small amounts of compost and worm castings as needed only a few times a year. I can buy these materials at almost any gardening supply retailer as needed and will not need to store these materials.

After the cannabis completes its flowering cycle which usually takes 6-10 weeks depending on its variety, it will dry in a tent for anywhere from 5-10 days or so depending on drying conditions. The cannabis will then be trimmed to take the flowers or buds (clusters of flowers) off the stems and have the leaves removed. During the trimming process leaves and stems will be separated from usable flowers and leaves and stored until they can be properly disposed of. The state has spelled out the guidelines for this disposal. Since these materials are compostable I plan on disposing of them by mixing them with my household compost and bringing them to local waste disposal stations. This is one of several legal ways to dispose of cannabis waste. At this point the flowers look like the finished product but will still need a short time to cure which takes days to weeks. Curing takes place in usually yet another smaller tent, plastic bin or large glass jars. I plan on using plastic bins, After curing the cannabis will be weighed and packaged according to state guidelines and law. All products will eventually get sealed and labeled either by myself or by wholesalers and then brought to retailers for sale to the public. The products sold by retailers will all have recyclable containers with the appropriate child proof seals and warning labels. I believe strongly that cannabis is a benign but still controlled substance and I support that these products do not belong in the hands of people who are underage. I promise I will do everything I need to do to keep these products out of the hands of the underage for their sake and the sake of the industry. I believe in responsible use of cannabis by adults.

Please respond to the following:

1. How many persons will be involved or employed in the conduct of the proposed Home Occupation: Residents of premises: 1 Others_Total Number: 0

2. What type of product will be produced, serviced, or repaired in the conduct of your Home Occupation? (For example: repair of clocks or watches, making jewelry, etc.). Explain:

Cultivating, drying, curing, manicuring and packaging of cannabis flowers. For sale to only VT licensed wholesalers and retailers.

3. Describe any alterations to the home or premises that might be required to facilitate your Home Occupation: No alterations to the home or property are required to operate this business.

4. Describe what rooms will be used in the conduct of the Home Occupation and how these rooms will be used. (For example: garage will be used to store supplies; or den will contain desk and file cabinets, etc.). Indicate the gross floor area(s) that will be used in the conduct of the Home Occupation. Indicate the total gross floor areas of your house and include any accessory structure(s) to be used for the Home Occupation, (Ex. Garage).

Gross area of home: 2946 sq ft, finished area: 1400 sq ft

Basement: 800 sq ft total, unfinished.

Dormer story: 800 sq ft. total, 600 sq ft finished

Enclosed porch: 228 sq ft total, unfinished

1st floor: 800 sq ft total, finished

Attached garage: 286 sq ft. total unfinished.

Open porch: 32 sq ft total unfinished.

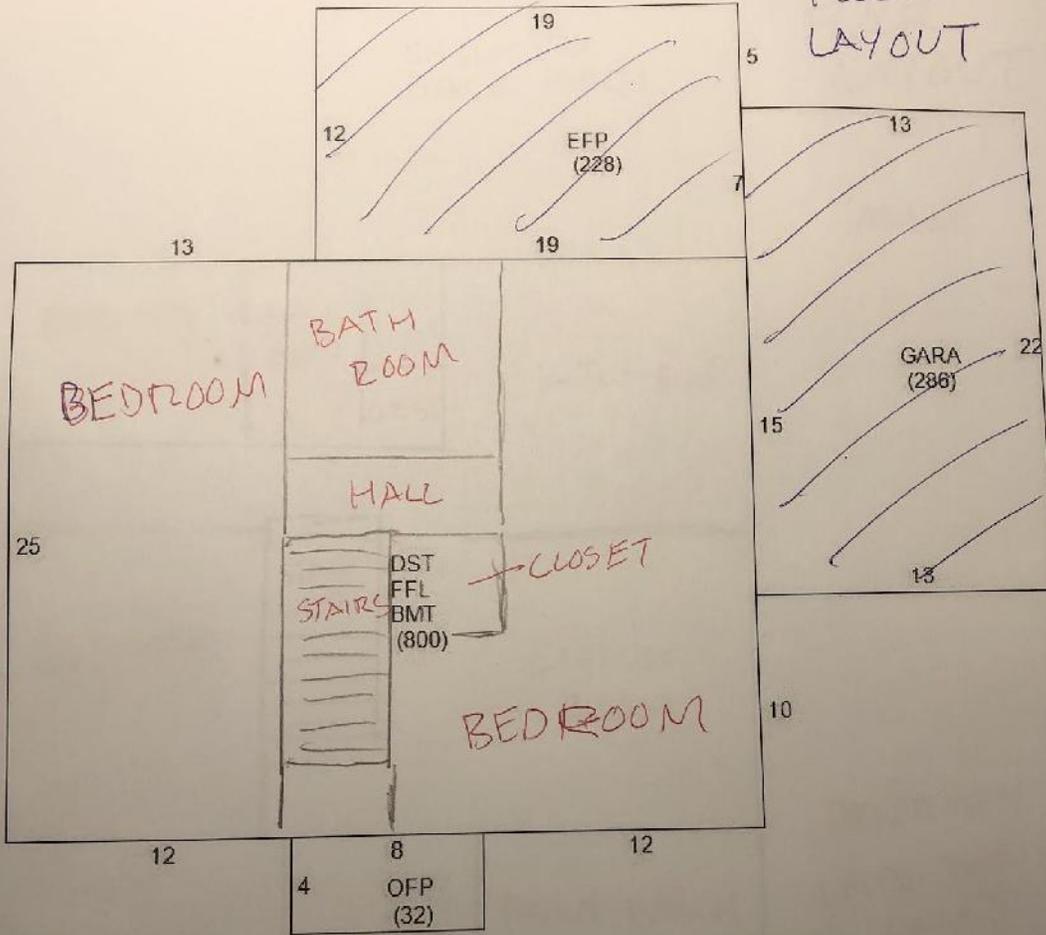
Total gross floor space of house to be used for home occupation: approximately 250-300 sq ft.

Almost all business will be conducted in the basement. All cultivation, drying, curing, manicuring(trimming,) and packaging of cannabis flower will be conducted in the basement. I plan on using approximately 150-200 sq ft of the basement to cultivate plants within 3-4 grow tents (5' x 10' x 7' each.) Another tent no larger than (5 x 10 x 7) possibly smaller will be used for drying the cannabis. I plan on using lockable, stackable bins for curing and storing the cannabis which might take up another 2' x 3' x 6'. I plan on setting up a medium sized desk or table to use for a trimming and packaging area. I will estimate that space to occupy a 4' x 6' area.

My administrative, office type work like bookkeeping, marketing planning, phone calls with clients, etc, etc, etc, will likely be conducted with use of my computer and phone in one the the home's bedrooms which my wife and I use as a computer room/ storage space. I will also keep a small filing cabinet in this computer room, where I will store all my hard copy records.

On occasion I will likely use the garage to temporarily store things like bags of soil or compost, and boxes containing equipment like lights and grow tents, until I can get them moved into the basement. This will happen mostly at the beginning as I get the basement set up and then maybe occasionally as I might need to replace such equipment.

SECOND FLOOR LAYOUT



Parcel Map



BASEMENT

NOT DRAWN EXACTLY TO SCALE.

Parcel Map

APPROXIMATELY

300 SQ FT TOTAL USED FOR BUSINESS

- 800 SQ FT TOTAL
- 150 SQ FT CULTIVATION SPACE
- 50' OR LESS DRY SPACE
- 24 SQ FT WORK SPACE
- 25 SQ FT STORAGE SPACE

5. Describe the mechanical and/or electrical equipment that will be necessary to conduct your business activity:

Grow tents. A grow tent is a small enclosed structure that comes in various sizes. I plan on using tents that are approximately 5' x 10' x 7'. They are constructed usually of a PVC or metal frame surrounded by a canvas or similar material that has light reflecting surface interior. I will use 3-4 of these.

Drying tent. Similar in size and structure to a grow tent. Used to dry and cure cannabis.

LED Grow Lights, 1 for every 5' x 5' area of plant canopy. These type lights are energy efficient, durable, and have a very low heat output.

A free standing high volume water filtration system. A device like this is similar to a Brita filter pitcher but can handle a much higher volume of water. Like a Brita pitcher it does not attach to a home's sink or plumbing. It can sit on a countertop.

Air circulation fans. These fans are a little smaller than a desk top fan and can be fixed to walls or the sides of the grow tents. They circulate the air surrounding the plants. Each tent would get 2 fans. So 6-8 of these.

Exhaust fans. One exhaust fan per grow tent. They remove the air from the grow tents and also pull fresh air into the tent via a vent. These fans can be attached to carbon filters that will also clean the air and remove any odors created by the plants. One more fan with a filter will be used in the basement in general to clean and remove odor from the air. An exhaust fan will also go inside the drying tent to remove moist air and control odor.

Dehumidifier. A typical household dehumidifier that you might use in any basement will be used to remove excess moisture from the basement.

Timers. There are specially designed light timers that are similar to appliance timers anyone might use to control lights or AC units in their homes. That I will use to control the light cycle of the cultivation.

I will also use a variety of tools and devices that any home gardener might use, such as PH meters for water and soil, small shovels, buckets, pruners, watering can, and things like that.

6. Describe how, where and in what amounts the material, supplies and/or equipment related to your Home Occupation will be displayed or stored:

All equipment and supplies that I need day to day will be stored in my basement. Specifically there is also a closet under the stairs going down to the basement where I will likely keep everything. I will be using the Living Soil method of cannabis cultivation, which means I will be creating an organic soil full of living microbes, beneficial bacteria, worms and insects. One of the benefits to this method is that after initial set up I will not have to replace my growing media (soil,) so I will not need to keep replacing my growing media, harvest after harvest like some other methods, therefore I will not have to buy and store supplies like bags of soil or compost in large quantities. Also using this method the soil will contain all the nutrients that the plants need. So I will not have to feed the plants liquid nutrients. I will only need small amounts of compost and or worm castings to top dress my containers after each harvest. I will only need to keep 20-40 quarts of these materials on hand at any given time. I will keep these in the basement.

PLEASE TURN OVER

July 2020

7. Will people come to your home to obtain any product or utilize any service connected with the proposed Home Occupation activity? Yes _____ No X

If yes, please explain in detail:

8. Are any signs necessary or proposed relative to the Home Occupation?

Yes _____ No X_____

If yes, you are required to file for a Sign Permit. An application form can be obtained at the Planning and Zoning Department or on our website.

9. If trucks or other equipment will be used in your Home Occupation, where will they be parked or stored? I will only be using my own car (an unmarked Forester) for delivering products to clients and occasionally getting needed materials.

10. Will the Home Occupation involve the use of commercial vehicles for delivery of materials to or from the premises? Yes No

If yes, please explain: NO, I plan on obtaining all needed materials with use of my own vehicle from local vendors or material will be delivered by service like UPS.

11. How many parking spaces will be provided for the home

occupation? 0 _____ Where will they be located? Indicate parking spaces on a site plan of this property as part of your application submission.

My house has a driveway that fits two cars. Since I am the only employee, I will not need additional spaces for cars. When occasional deliveries for the business are needed from services like USPS, UPS and Fedex those vehicles will park where they see fit. Typically these services park on the street in front of my house.

12. Is your proposed Home Occupation in conformance with the conditions, covenants and restrictions pertaining to your property? Yes

I have read and understand 'Sec 5.4.6 Home Occupations' under the City of Burlington Comprehensive Development Ordinance and believe that to the best of my knowledge my proposed Home Occupation would not violate any portion of said Ordinance:

Applicant's Signature: Kennet Dall _____

Date: 9/29/2022 _____

Property Owner's Signature: Kennet Dall _____

Date: 9/29/2022 _____