



City of Middletown Department of Land Use

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November 1, 2024

Planning and Zoning Commission
Town of Westport
110 Myrtle Ave.
Westport, CT 06880

**Re: Bluepoint Wellness
1460 Post Road E., Westport, CT**

Dear Members of the Commission,

I write in reference to Bluepoint Wellness located at 1460 Post Road E. in Westport. It is my understanding that Bluepoint is currently only permitted to operate as a medical dispensary under Westport's zoning regulations. I am aware that Bluepoint is interested in converting to a dual-use dispensary by adding adult use sales. Bluepoint's sister dispensary, VENU Flower Collective, is an adult use dispensary located in the City of Middletown. I have been asked by Bluepoint to offer my experience, as Middletown's Director of Land Use, with VENU's opening in Middletown.

I offer this letter to share our experience in Middletown with an active adult use dispensary which is located in a commercial plaza along CT Route 66. VENU opened in Middletown in July 2023 as an adult use dispensary. During the review of the application for this special exception use, the City was very concerned that a cannabis retailer would create severe traffic issues around the property. The City was familiar with the severe traffic issues in Massachusetts when marijuana was legalized and feared that Middletown would experience the same. However, in our experience, none of our concerns have come to fruition. The presence of VENU has simply not been the traffic generator we expected from a cannabis retailer.

I you have any questions, you may reach out to me directly or I am happy to discuss further with your staff. Thank you for your time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marek Kozikowski".

Marek Kozikowski, AICP
Director of Land Use

CC. Amanda Trianovich, Deputy Director, Planning & Zoning (email)
Nicholas Tamborino, Venu Flower Collective (email)