

# RE: Zoning Board 221-08 (12 Research Drive)

Poola, Mani

Tue 4/20/2021 1:23 PM

To: 'Meaghan M. Miles' <MMiles@carmodylaw.com>;

Cc: Mathur, Vineeta <VMathur@StamfordCT.gov>; William J. Hennessey Jr. <WHennessey@carmodylaw.com>; Bittenwieser, Luke <LBittenwieser@StamfordCT.gov>;

Dear Meghan:

I sincerely appreciate your efforts in accommodating the changes. Your responses as state below are acceptable by the Transportation, Traffic and Parking.

Thanks.

mani

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**Sent:** Tuesday, April 20, 2021 1:18 PM

**To:** Poola, Mani

**Cc:** Mathur, Vineeta; William J. Hennessey Jr.; Bittenwieser, Luke

**Subject:** RE: Zoning Board 221-08 (12 Research Drive)

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Best,  
Meaghan

**Meaghan M. Miles** | [Bio](#)

**Carmody Torrance Sandak & Hennessey LLP**

[195 Church Street | New Haven, CT 06509-1950](#)

Direct: [203-252-2642](#) | Fax: [203-784-3199](#)

[MMiles@carmodylaw.com](mailto:MMiles@carmodylaw.com) | [www.carmodylaw.com](http://www.carmodylaw.com)

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**Subject:** [EXTERNAL] RE: Zoning Board 221-08 (12 Research Drive)

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Install DO NOT ENTER SIGN on the backside of ONE-WAY sign at the entrance into the facility from Larkin Street. **No problem.**

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I don't believe we've met, but I'm part of the land use team at Carmody. We are representing the applicants for a medical marijuana dispensary at 12 Research Drive. We received your referral comments on our application and appreciate your support. I'm following-up regarding two of your comments specifically:

1. *The on-site sidewalks fronting on the building on the northern and western sides shall be revised to 5' wide.* Our filed site plan had a sidewalk around the building of 3'-8". Because this project is the internal conversion of an existing building, on a tight site (corner lot), our team was able to revise the plan to fit a 5' sidewalk around *almost* all of the building as depicted on the attached plan – a small portion in front of the existing tenant is 4'-5". To fit a 5' sidewalk around the entire building, a number of parking spaces would have to be converted to compact spaces. This option is less desirable for the proposed use due to its low traffic volume and typical clientele, which have medical needs and tend to drive larger vehicles like vans. Vineeta and I reviewed both options yesterday - Vineeta felt the attached plan (preserving regular spaces) is preferable from a planning perspective. In addition to the preferred parking layout it also maintains space for new

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Your remaining comments are incorporated into the attached plan as well. I also note that revisiting the parking layout revealed space for one more parallel space, bringing the total parking spaces to 35. Please don't hesitate to call me to discuss further. Our public hearing is scheduled before the Zoning Board on April 26.

Best,  
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**Meaghan M. Miles** | [Bio](#)  
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707 Summer St | Stamford, CT 06901-1026

Direct: [203-252-2642](tel:203-252-2642) | Fax: [203-325-8608](tel:203-325-8608)

[MMiles@carmodylaw.com](mailto:MMiles@carmodylaw.com) | [www.carmodylaw.com](http://www.carmodylaw.com)

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# CITY OF STAMFORD

MAYOR  
*DAVID MARTIN*

DIRECTOR OF OPERATIONS  
*MARK McGRATH*  
Email: MMcGrath1@StamfordCT.gov



CITY ENGINEER  
*LOUIS CASOLO, JR., P.E.*  
Email: lcasolo@stamfordct.gov

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## INTEROFFICE MEMORANDUM

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March 3, 2021

To: Vineeta Mathur Associate Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

**Subject:**

**12 Research Drive - Stamford Research Drive LLC  
Zoning Application No. 221-08**

The Engineering Bureau has reviewed an application for Site and Architectural Plans and/or Requested Uses and a Special Exception for a medical marijuana dispensary at 12 Research Drive depicted on the Property Survey, dated 2/24/2021, prepared by D'Andrea Surveying & Engineering, P.C.

The Engineering Bureau does not object to this application, however, in accordance with the City of Stamford Stormwater Drainage Manual, water quality improvements shall be installed in the existing parking area.

Should you have any questions, please call me at 977-6165.

Reg. No. 48

**From:** Seely, Walter  
**Sent:** Thursday, March 4, 2021 7:45 PM  
**To:** Mathur, Vineeta  
**Subject:** Application 221-08 #12 Research Drive.

Good evening Vineeta

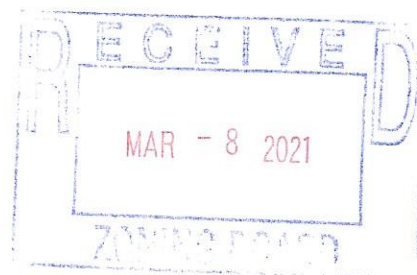
After reviewing the proposed facility application 221-08 #12 Research Drive.

The Fire Marshal's office has no issues or objections.

Respectfully

*Walter (Bud) Seely*

**Fire Marshal  
Stamford Fire Department  
Office of the Fire Marshal  
888 Washington Blvd. 7<sup>th</sup> Floor  
Stamford, CT. 06902  
203-977-4651**



MAYOR  
**David R. Martin**



DIRECTOR OF OPERATIONS  
**Mark McGrath**

Land Use Bureau Chief  
**Ralph Blessing**

Deputy Director of Planning  
**David W. Woods, PhD, FAICP**  
(203) 977-4718  
dwoods@stamfordct.gov

**CITY OF STAMFORD  
PLANNING BOARD  
LAND USE BUREAU  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904 -2152**

March 11, 2021

Mr. David Stein, Chair  
City of Stamford  
Zoning Board  
888 Washington Boulevard  
Stamford, CT 06902

**RE: ZB APPLICATION #221-08 - STAMFORD RESEARCH DRIVE, LLC &  
MAXSON, LLC - 12 RESEARCH DRIVE - Site & Architectural Plans and/or  
Requested Uses and Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 9, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to operate a medical marijuana dispensary at 12 Research Drive. Property is located within the M-G zone.

After some discussion, the Planning Board unanimously voted to recommend *approval* of **ZB Application #221-08** and that this request is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General).

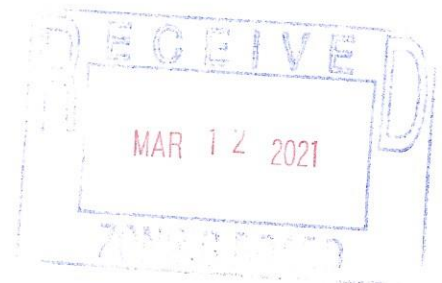
Sincerely,

**STAMFORD PLANNING BOARD**



Theresa Dell, Chair

TD/lac



MAYOR  
**DAVID MARTIN**

DIRECTOR OF OPERATIONS  
**Mark McGrath**  
Email:  
[mmcgrath@stamfordct.gov](mailto:mmcgrath@stamfordct.gov)

**CITY OF  
STAMFORD**



ACTING BUREAU CHIEF  
**FRANK W. PETISE, P.E.**  
Email: [fpetise@stamfordct.gov](mailto:fpetise@stamfordct.gov)

**OFFICE OF OPERATIONS  
TRANSPORTATION, TRAFFIC & PARKING**

Tel: (203) 977-5466/Fax: (203) 977-4004  
Government Center, 888 Washington Blvd., 7<sup>TH</sup> Floor, Stamford, CT 06901

**INTEROFFICE MEMORANDIUM**

**TO:** Zoning Board Office

**FROM:** Mani S. Poola,  
Traffic Engineer

A handwritten signature in blue ink, appearing to read "Mani", is placed over the name "Mani S. Poola" in the "FROM:" field.

**DATE:** March 27, 2021

**RE:** Zoning Board

Application #221-08

12 Research Drive  
Stamford Research Drive LLC

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application for Text and Map changes received March 3<sup>rd</sup>, 2021;
- Project Narrative prepared by Applicant;
- Supporting Documentation;
- Property Survey prepared by D'Andrea Surveying And Engineering, P.C dated February 24<sup>th</sup>, 2021; and,
- Proposed Site Plan prepared by L'arc Architects, LLC dated February 25<sup>th</sup>, 2021.

The TTP Department is generally supportive of this application and does not believe that there will be adverse impacts on the road network as a result of this development. The proposed development is suitable for the surrounding land and road uses. However, the Department does have the following comments to maximize the on and off site mobility of the proposed development.

1. The on-site sidewalks fronting the building on the northern and western sides shall be revised to 5' wide.



2. At the access drive on Research Drive, a 12" white standard stop bar as well as CTDOT Standard combination Stop, Do Not Enter, and One-Way Signs shall be installed to re-enforce the one-way nature of this access drive.
3. The Proposed Handicap spaces shall be signed with appropriate CTDOT Spec signage including one van accessible space.
4. A more robust tree planting plan along Research Drive shall be included with trees along the property frontage installed per City of Stamford guidelines.

Memo To: Vineeta Mathur, Associate Planner  
Zoning Board, Stamford

From: Pamela B. Fausty, Environmental Analyst  
Environmental Protection Board

Subject: 12 Research Drive  
Stamford Research Drive LLC and Maxson LLC  
Application No. 221-08

Date: April 27, 2021

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Environmental Protection Board Staff has reviewed the plans submitted for the proposed Site and Architectural Plan, and/or Requested Uses and a Special Permit proposed at 12 Research Drive for ZB 221-08, and has no objections. However, the following conditions are recommended insure minimal adverse impacts from the proposed development:

1. Final plans shall provide appropriate temporary/permanent erosion controls, additional water quality measures, and reduced imperviousness to protect neighboring resources and better incorporate the principles of “low impact development.”
2. Revise the Landscape Plan to replace Rose of Sharon, considered by many to be an invasive species, and include a more diverse array of native plants to increase the ecological benefits of the landscaping proposal.
3. Submission of a performance bond, certified check, or other acceptable form of surety to secure the timely and proper performance of sediment and erosion controls, drainage, landscaping, professional supervision and certifications. A detailed estimate of these costs is to be supplied to EPB Staff for approval. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.
4. All final grading, drainage, stabilization, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of a certificate of occupancy and release of surety.
5. All approved landscaping shall be conducted under the supervision of a qualified landscaping professional with written certifications submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of a certificate of occupancy and release of surety.
6. Submission of City of Stamford standard landscape and drainage maintenance agreements prior to final certificate of occupancy and return of surety.

Thank you for the opportunity to comment.



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## STAFF REPORT

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**TO:** CITY OF STAMFORD ZONING BOARD  
**FROM:** VINEETA MATHUR, AICP, ASSOCIATE PLANNER  
**SUBJECT:** **ZB APPLICATION #221-08 – SPECIAL PERMIT, SITE AND ARCHITECTURAL PLAN AND REQUESTED USES STAMFORD RESEARCH DRIVE LLC & FFD WEST LLC**  
**ADDRESS:** 12 RESEARCH DRIVE  
**ZONING :** M-G (General Manufacturing)  
**DATE:** APRIL 18, 2021

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### **Introduction**

The applicants, Stamford Research Drive LLC & FFD West LLC request the approval of a Special Permit pursuant to Section 7.U and Site and Architectural Plan and Requested Uses and to permit a medical marijuana dispensary to locate within a 6,808 sq.ft. space at 12 Research Drive. The proposed dispensary at 12 Research Drive will be operated by Fine Fettle Dispensary and will subject to the State licensing and operational standards. The dispensary acquired a State license to operate a dispensary in Stamford on February 2, 2021.

### **Site and Surroundings**

The dispensary will be located in an existing commercial building at the southeast corner of Research Drive and Larkin Drive. The existing building will be bifurcated, with roughly half the building being used for the pharmacy and the remaining will be used by the current tenant ACME Sign Co. The surrounding uses are mostly commercial and light industrial and do not conflict with the proposed use.

### **Pharmacy Design**

The pharmacy will operate under the State mandated safety procedure including internal separation of areas with varying levels of access. These areas have been demarcated in the proposed access plan. The entrance and exits will be secure with double doors. The Applicant has submitted a detailed Theft and Diversion Prevention Plan with all safety measures to be implemented.

## **Landscaping**

The site currently has no landscaping. The Applicant proposes to add perimeter landscaping including four Japanese Maple trees, a series of hibiscus bushes and native blue switch grass along with dwarf ninebark. This will be a significant improvement over the current site appearance with the creation of the landscaped buffer.

## **Parking**

A total of 35 parking spaces will be provided on the site with 29 spaces in the open parking lot and 6 indoor parking spaces for the pharmacy employees in the building. The parking requirement for the dispensary is 20 parking spaces and 3 spaces are required for ACME Sign Co. The site exceeds the parking requirement by 11 spaces. In response to comments from TTP the applicant has revised their plan to add a sidewalk along the perimeter of the building allowing easy access from the parking area to the building entrance.

## **Signage**

The applicant has submitted proposed signage which includes a small 1.4 sq.ft. decal with the pharmacy's name on the door along with hours of operation. The windows and doors will have orange awning representing the brand color but without any signage.

## **Referrals**

### **Planning Board**

During their regularly scheduled meeting held on Tuesday March 9, 2021 the Planning Board recommended approval of the proposed Special Permit request and found that the request is compatible with the neighborhood and consistent with Master Plan Category 13 (General – Industrial).

### **Engineering Bureau**

Susan Kiskan, in her letter dated March 03, 2021 stated that the department does not object to the application moving forward and recommended that water quality improvement measures be installed in the parking lot.

### **Staff Recommendations**

Staff believes that the proposed location is appropriate for this use in terms of compatibility with the surrounding uses. The site has more than adequate parking and will be much improved with the addition of landscaping.

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