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May 10, 2022

**Application 221-08 (MOD) – Stamford Research Drive LLC and FFD West LLC, 12
Research Drive, Stamford, CT**

Dear Attorney Miles,

On June 22, 2021, the Connecticut General Assembly approved P.A. 21-1 authorizing the Hybrid Retail sale of marijuana for medical and recreational purposes. Section 148(c) of this act provides that such establishments must be permitted "as if for any other similar use, other than a cannabis establishment would be zoned," unless a municipality explicitly prohibits retail sales of cannabis.

The City of Stamford currently has no regulations in place prohibiting Hybrid Retail sale of marijuana. However, the City's Zoning Regulations do regulate medical marijuana dispensaries. Pursuant to Section 5.E. "Medical Marijuana Dispensary Facility", such facilities require a Special Permit approval by the Zoning Board.

On June 2, 2021, the Zoning Board approved application 221-08 permitting a Medical Marijuana Dispensary at 12 Research Drive in Stamford, CT. The applicant is now requesting to allow Hybrid Retail sales on the same premises, in the same facility as the approved Medical Marijuana Dispensary and requested a modification of the originally approved Special Permit.

After a duly noticed public hearing on May 9, 2022, the City of Stamford Zoning Board approved at this meeting a resolution modifying Application 221-08 to allow a Hybrid Retail sales facility for cannabis at the above referenced location. This approval is subject to:

1. all conditions of the original approval;

2. the comments received in an email from Mani Poola, City of Stamford, dated March 23, 2022; and
3. Prior to opening of the Hybrid Retail sales facility applicant shall submit a parking management plan, subject to approval by Zoning Board staff, in consultation with TTP, addressing how applicant will manage a potential shortage of parking.

Sincerely,

A handwritten signature in black ink that reads "Ralph Blessing". The signature is written in a cursive style with a large, sweeping flourish at the end of the name.

Ralph Blessing

Land Use Bureau Chief, City of Stamford