



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): Stamford Research Drive LLC

APPLICANT ADDRESS: c/o Agent: 1055 Washington Boulevard, 4th Floor, Stamford, CT 06901

APPLICANT PHONE #: c/o Agent: 203-425-4200

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 12 Research Drive

PROPOSED TEXT CHANGE: See Schedule A

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 18th DAY OF March, 20 22

SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT New Haven
 ss STAMFORD: March 18, 20 22

COUNTY OF FAIRFIELD, NEW HAVEN
 Personally appeared Meaghan Miles, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
 Thomas J. Sansone, Notary Public, Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

February 8, 2022

Ms. Vineeta Mathur, AICP
Senior Planner
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

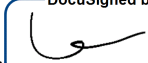
**RE: Stamford Research Drive LLC
12 Research Drive, Stamford, CT (the "Property")
Letter of Authority**

Dear Ms. Mathur:

Stamford Research Drive LLC is an owner of the Property. I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut, 06901, to act as agent for Stamford Research Drive LLC in connection with all land use applications related to the redevelopment and use of the Property. Thank you for your acknowledgement of said authority.

Sincerely,

Stamford Research Drive LLC

DocuSigned by:

By: ECF248DA82A346C...
Eric Zachs, Manager

March 18, 2022

VIA ELECTRONIC & HAND DELIVERY

Ms. Vineeta Mathur
Acting Principal Planner
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901
VMathur@stamfordct.gov

**RE: Application for Text Change to Sec. 5.E. of the Stamford Zoning Regulations
Stamford Research Drive LLC (the "Applicant")**

Dear Ms. Mathur:


On behalf of the Applicant, Stamford Research Drive LLC, enclosed please find application materials for the Zoning Board in connection with a proposed text change to Section 5.E. of the Stamford Zoning Regulations (the "Zoning Regulations"). The proposed text change would allow for the installation of an additional sign at facilities regulated as Medical Marijuana Dispensaries.

In connection therewith, enclosed please find the following application materials:

- One (1) Letter of Authority from the Applicant;
- A check for \$2,060.00 representing the application and public hearing fees;
- Thirteen (13) copies of an Application for Text Change of the Stamford Zoning Regulations and the following supporting schedules:
 - Schedule A – Proposed Text Change
 - Schedule B – Qualitative Analysis
 - Schedule C - Department of Consumer Protection Guidance and State Regulations

We look forward to presenting this proposal to the Zoning Board on May 9, 2022. If you have any questions about this application or require additional information, please do not hesitate to contact me.

Sincerely,



Meaghan M. Miles

Enclosures.

cc: Development Team

March 18, 2022

VIA ELECTRONIC & HAND DELIVERY

Ms. Vineeta Mathur
Acting Principal Planner
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901
VMathur@stamfordct.gov

RE: Request To Be Heard
Application for Text Change to Sec. 5.E. of the Stamford Zoning Regulations
Stamford Research Drive LLC (the "Applicant")

Dear Ms. Mathur:

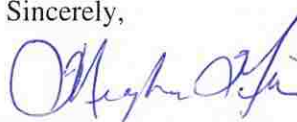
The Applicant recently filed with the Zoning Board application materials for a Text Change of the Stamford Zoning Regulations (the "Zoning Regulations"). The proposed text change is to Section 5.E. of the Zoning Regulations to allow for the installation of an additional sign at facilities regulated as Medical Marijuana Dispensaries. In support of this application, please find enclosed the following application materials:

- Eight (8) copies of an Application for Text Change of the Stamford Zoning Regulations and the following supporting schedules:
 - Schedule A – Proposed Text Change
 - Schedule B – Qualitative Analysis
 - Schedule C – Department of Consumer Protection Guidance and State Regulations

I understand the Planning Board will be reviewing the enclosed application on referral. In connection therewith, I would ask that I, and other members of the development team, kindly be afforded the opportunity to address the Board by making a brief presentation at that time. I look forward to presenting this project to the Planning Board.

In the interim, please let me know if you have any questions or require additional materials.

Sincerely,



Meaghan M. Miles

Enclosures.

cc: Development Team

{S7430430}

Schedule C

Regulations of Connecticut State Agencies

TITLE 21a. Consumer Protection

Department of Consumer Protection

§21a-408-71

(4) Uses a study on individuals without a debilitating medical condition without disclosing that the subjects were not suffering from a debilitating medical condition;

(5) Uses data favorable to a marijuana product derived from patients treated with a different product or dosages different from those approved in the state of Connecticut;

(6) Contains favorable information or conclusions from a study that is inadequate in design, scope, or conduct to furnish significant support for such information or conclusions; or

(7) Fails to provide adequate emphasis for the fact that two or more facing pages are part of the same advertisement when only one page contains information relating to side effects, consequences and contraindications.

(e) No advertisement may be disseminated if the submitter of the advertisement has received information that has not been widely publicized in medical literature that the use of the marijuana product or strain may cause fatalities or serious damage to a patient.

(Effective September 6, 2013; Amended August 28, 2018)

Sec. 21a-408-70. Marijuana marketing; advertising at a dispensary facility; producer advertising of prices

(a) A dispensary facility shall:

(1) Except as otherwise provided in sections 21a-408-1 to 21a-408-72, inclusive, of the Regulations of Connecticut State Agencies, restrict external signage to a single sign no larger than sixteen inches in height by eighteen inches in width;

(2) Not illuminate a dispensary facility sign advertising a marijuana product at any time;

(3) Not advertise marijuana brand names or utilize graphics related to marijuana or paraphernalia on the exterior of the dispensary facility or the building in which the dispensary facility is located; and

(4) Not display marijuana and paraphernalia so as to be clearly visible from the exterior of a dispensary facility.

(b) A producer shall not advertise the price of its marijuana, except that it may make a price list available to a dispensary facility.

(Effective September 6, 2013; Amended August 28, 2018)

Sec. 21a-408-71. Dispensary facility and producer records; furnishing of information; audits

(a) Each dispensary facility and producer shall maintain a complete set of all records necessary to fully show the business transactions related to marijuana for a period of the current tax year and the three immediately prior tax years, all of which shall be made available in accordance with section 21a-408-72 of the Regulations of Connecticut State Agencies.

(b) The commissioner may require any licensee or registrant to furnish such information as the commissioner considers necessary for the proper administration of the Act and sections 21a-408-1 to 21a-408-72, inclusive, of the Regulations of Connecticut State



CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION

DRUG CONTROL DIVISION

July 2, 2020

Dear Dispensary Facility Manager,

The Department's Drug Control Division has received multiple inquiries regarding acceptable signage at dispensary facility locations and the Department's interpretation of §21a-408-70 the Regulations of Connecticut State Agencies. In response to those inquiries the Department is providing the following guidance:

Building and Entrance Signs

The Department recognizes that each dispensary facility location is unique and that while some dispensary facilities are free standing buildings others may be located within a shopping plaza or strip mall. In interpreting §21a-408-70 of the Regulations of the Connecticut State Agencies, the goal of the Department is to ensure that patients will be able to easily locate and access their selected dispensary facility while balancing overall public health and safety.

As you are all aware, §21a-408-70(a)(1) of the Regulations of Connecticut State Agencies restricts external signage for dispensary facilities to a single sign no larger than sixteen inches in height by eighteen inches in width. This regulation is applicable to attached signage located on the dispensary facility building. Accordingly, a dispensary facility is limited to a single sign on the building exterior of the facility.

However, in addition, to the sign on the facility building, in order to ensure that patients are able to easily locate and access their chosen dispensary facility, dispensary facilities may also have detached signage bearing the dispensary facility name at the entrance to the dispensary facility location such as in a plaza directory, driveway entrance, or entrance to a parking area. For facilities located in a plaza or strip mall with other businesses, this type of signage shall conform with the and shall be consistent with other similar signage by other businesses located in the same plaza or strip mall. This type of signage may exceed the sixteen-inch height and eighteen-inch width requirement. This type of signage may also be externally illuminated or backlit, unless such type of lighting would be inconsistent with signage utilized by other businesses located in the same plaza or strip mall in which case other lighting sources will be approved by the Department on a case by case basis. For purposes of enforcement by the Department as it pertains to advertising, dispensary facilities may use the words "medical marijuana dispensary facility" on any of the facility's signage and in their advertising. Dispensaries facilities will not need to change their corporate name or apply for a "d/b/a" to do so.

450 Columbus Boulevard, Suite 901 Hartford, CT 06103 | (860) 713-6100

www.ct.gov/DCP | @ctdcp

The Department of Consumer Protection is an Affirmative Action/Equal Employment Opportunity Employer

Prohibited Acts

In accordance with §21a-408-70(a)(2) and (3) of the Regulations of Connecticut State Agencies, in no event shall a dispensary facility have any signs that advertise marijuana brand names or utilize graphics related to marijuana or paraphernalia on the exterior of the dispensary facility or the building in which the facility is located. Dispensary facilities are further prohibited from illuminating any signs that advertise an actual marijuana product at any time.

Note: Any new signage at a dispensary facility would be considered advertising and must be submitted to the Department for review in accordance with §21a-408-68(c) of the Regulations of Connecticut State Agencies. If a dispensary facility has questions regarding acceptable signage, the dispensary facility should contact the Medical Marijuana Program at dcp.mmp@ct.gov.

Sincerely,



Rodrick J. Marriott,
Director, Drug Control
Department of Consumer Protection

Schedule A
Proposed Text Change

The existing language is in normal typeface. The proposed language is **highlighted, red, and underlined**. Deleted language is ~~crossed-out~~.

SECTION 5.E. USE REGULATIONS

MEDICAL MARIJUANA DISPENSARY FACILITY

Standards

c. Signage for Dispensaries must comply with the following standards:

- (1) Signage **on the Dispensary facility *Building*** shall be limited to a single *Sign* no larger than sixteen inches in height by eighteen inches in width;
- (2) **In addition to a Sign on the facility *Building*, a Dispensary may install one (1) additional Ground Sign or Pole Sign, not exceeding sixteen (16) square feet in area and ten (10) feet in height when ground mounted. For a Dispensary located in a plaza or strip mall with other businesses, this signage may be larger to conform with and be consistent with signage by other businesses located in the same plaza or strip mall subject to administrative approval by the Land Use Bureau.**
- (3) **Dispensaries may use the words “medical marijuana dispensary facility” on the facility’s signage.**
- (4) There shall be no illumination of a *Sign* advertising a marijuana project at **any time**;
- (5) There shall be no signage that advertises marijuana brand names or utilizes graphics related to marijuana or paraphernalia on the exterior of the Dispensary or the *Building* in which the Dispensary is located;
- (6) There shall be no display of marijuana or paraphernalia within the Dispensary which is clearly visible from the exterior of the Dispensary; and
- (7) There shall be no signage which advertises the price of its marijuana.

Schedule B **Qualitative Analysis**

The proposed text change is to modify the Section 5.E. of the Zoning Regulations of the City of Stamford (the “Zoning Regulations”) related to permitted signage at Medical Marijuana Dispensaries (“Dispensary”) to mirror current guidance from the Connecticut Department of Consumer Protection (“DCP”). The proposed modifications slightly increase the amount of signage a facility regulated under the Zoning Regulations as a Dispensary is allowed to install. The current Zoning Regulations for signage at Dispensaries mirror Section 21a-408-70 of the Regulations of Connecticut State Agencies.¹ Since Section 5.E was originally adopted, DCP released guidance (the “Guidance”) that elaborates on the standards set forth by Section 21a-408-70 of the Regulations of Connecticut State Agencies. The Guidance indicates that Dispensaries are permitted to install an additional, freestanding sign near the entrance of the Dispensary. This proposed text change to the Zoning Regulations is meant to bring Stamford’s regulations up to date with the State’s regulatory scheme.

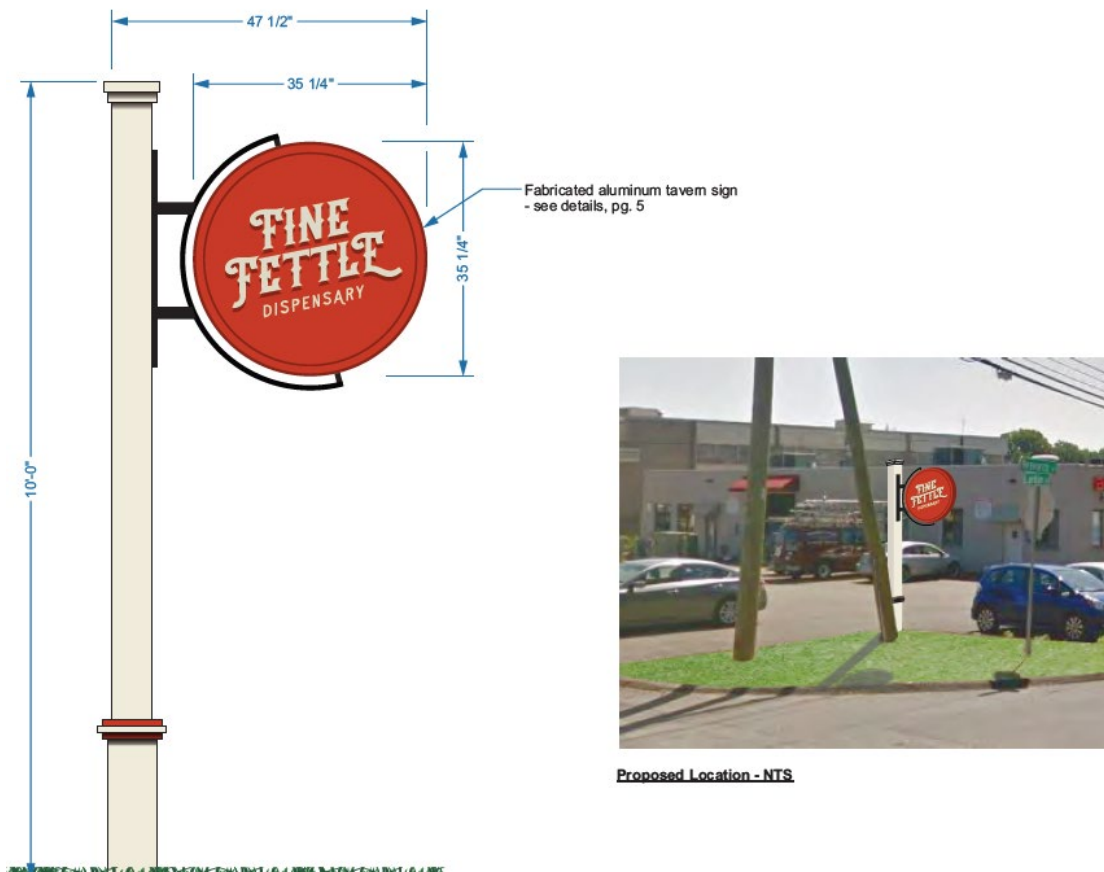
Under the Zoning Regulations, facilities regulated as Dispensaries are only allowed to install one, 16”x18” sign. The Guidance goes one step further by clarifying said 16”x18” sign is external and is applicable to signage attached to the Dispensary. The Guidance further provides that Dispensaries are allowed to install an additional, detached sign at the entrance of their facility. This sign may be located in a plaza directory, a driveway entrance, or an entrance to a parking area. The goal of this detached sign is to ensure patients are able to easily locate and access their chosen Dispensary. Pursuant to the Guidance, this additional sign can be larger than 16”x18”. If the Dispensary is located in a plaza or strip mall where there are other businesses, the entrance sign must follow the design and illumination scheme of the existing business’ signage.

To implement this Guidance in Stamford, the proposed text permits one additional sign at a Dispensary but limits that sign to one (1) additional Ground Sign or Pole Sign, not exceeding sixteen (16) square feet in area and ten (10) feet in height when ground mounted, which is a standard already found in Section 13 of the Zoning Regulations for the districts that permit Dispensaries with Special Permit approval. For a Dispensary located in a plaza or strip mall with other businesses, this signage may be larger to conform with and be consistent with signage by other businesses located in the same plaza or strip mall subject to administrative approval by the Land Use Bureau.

In addition to updating the text to align with current DCP guidance, this text amendment also addresses concerns previously expressed by the Zoning Board that not enough signage is permitted for Dispensaries and, as a result, it could be challenging for patients to locate their Dispensary. In May 2021, the Zoning Board approved a Dispensary at 12 Research Drive (Appl. 221-08), which included a signage package. During the Zoning Board hearing for the use and signage package’s approvals, members of the Zoning Board commented wishing there was more signage allowed, particularly for identification of the facility in a dense industrial/commercial area such as Research Park. This text amendment would allow for that additional signage in a modest manner.

¹ Copies of Section 21a-408-70 and the DCP guidance are attached to this application as Schedule C.

An example of the entrance sign the Applicant could install at 12 Research Drive, which would be authorized under the proposed text amendment, is depicted below:



Overall, this proposal is beneficial to Dispensaries and patients, and will not result in any adverse impacts to the surrounding area.

Applicable Area/ Impact on Other Districts

The proposed text amendment only applies to facilities regulated under the Zoning Regulations as Dispensaries, which is a use that requires Special Permit approval to operate. Therefore, there are a very limited number of properties this text amendment could apply to. The Zoning Regulations limit where facilities regulated as Dispensaries can operate within Stamford, all of which are in commercial or industrial zones. Therefore, any signage that could be approved under the proposed text amendment would be consistent with the commercial/industrial character of the area the Dispensary is located in.

Conformance with Master Plan Objectives

Dispensaries are only permitted with Special Permit approval in certain commercial and industrial zones in Stamford. The proposed amendment is consistent with the Master Plan's objectives for commercial and industrial categories, including:

- Category 9 (Urban Mixed-Use): Providing a “dynamic mix of neighborhood retail and services uses ... and quality streetscapes...”² by allowing signage that complements the existing signage scheme. Attractive signage will attract customers to these businesses and the surrounding area, supporting not only the business the signage belongs to, but other nearby businesses.
- Category 13 (Industrial – General): “[P]rotect[ing] existing industrial development...”³, by increasing awareness towards the new use at the Property. Increase awareness of the Property will bring more attention and customers, as well as assist patients in easy identification of their Dispensary.
- Policy ES3: “Promot[ing] new retail opportunities and services for the neighborhood”⁴ by revitalizing the commercial presentation, and therefore opportunities, for existing and future businesses. This signage will also provide a necessary service to patients by making it easier for them to identify their Dispensary.
- Policy BGS1.3: “Support[ing] streetscape enhancements along key commercial corridors...., including lighting, landscaping, sidewalks, and façade upgrades, where appropriate and necessary.”⁵ Entrance signage will significantly increase the surrounding streetscape and complement any lighting, landscaping, sidewalks, or similar streetscape improvements.

Mobility

The proposed text amendment will have no impacts on mobility at the Property or around Stamford.

Housing

The proposed text amendment will not impact housing.

Schools and Community Facilities

The proposed text amendment will have no adverse impact on City schools or community facilities.

Infrastructure

The proposed text amendment will not impact Stamford infrastructure.

² Stamford Master Plan 2015-2025, at 194.

³ *Id.* at 196.

⁴ *Id.* at 150.

⁵ *Id.* at 147.

Public Safety

The proposed text amendment will not impact public safety.

Parks and Open Space

The proposed text amendment will not impact any parks or open space in Stamford.

Environmental Considerations

The proposed text amendment will not result in adverse environmental impacts.

Historic Resources

The proposed text amendment will not impact historic resources.

Quality of Life

The proposed text amendment will have no adverse impact on quality of life in Stamford.

Development Benefits

Any sign sought pursuant to the requested text amendment will require permit fees to the City. In addition, the text amendment will support new commercial development where such signage is critically important to identifying the business, with attendant benefits including increased property taxes, new jobs, and the like.

Conveniences

The proposed text amendment will not impact any conveniences in Stamford.

Urban Design

The proposed text amendment will facilitate design that will complement the scale of any overall development.